



Nestled in a sought-after location, this charming three-bedroom semi-detached home is perfect for a growing family. Enjoy the convenience of being a short stroll from local shops, pub, park, and excellent school. Inside, discover a welcoming entrance hall with WC, lounge, a bright breakfast room/dining area, conservatory, and a kitchen. Upstairs boasts three well-proportioned bedrooms and a family bathroom. Benefit from an integral garage providing extra storage, a well-maintained front garden with a driveway, and a private, lawned rear garden offering a peaceful outdoor space. Offered with no onward chain, this property is ready for you to make it your own. Don't miss out – viewing is highly recommended!



LOCATION

From the roundabout at Governors Road head northwards towards Hillberry. Turn left immediately after the bridge onto Hailwood Avenue. Take the turning right after the pedestrian crossing and right again and Orry Close is next on the right clearly identified by our For Sale Board.

ENTRANCE HALL

Coved ceiling. Carpeted floor. Dado rail. Stairs to upper floor. Radiator.

CLOAKROOM

Corner sink unit and WC. Carpeted floor. Ceiling light.

BREAKFAST ROOM/DINER

16' 9" x 10' 10" (5.1m x 3.3m)

Fitted with a good range of wooden units to base and eye level with laminate worktops. Large breakfast bar with glazed display units above. Laminate wood effect flooring around units. uPVC double glazed window. Coved ceiling. Multiple plug sockets. Carpeted floor to dining area with radiator and French doors to;

CONSERVATORY

12' 10" x 11" (3.9m x 3.3m)

Dwarf wall with uPVC double glazed windows. Radiator. Multiple plug sockets. uPVC French doors to outside.

SIDE KITCHEN

8' 6" x 5' 11" (2.6m x 1.8m)

Laminate worktops with base and eye level units incorporating stainless steel sink with drainer and mixer taps. Tiled splashback. Dishwasher. Zanussi electric oven and grill. 4 ring hob and extractor over. Coved ceiling. Loft hatch. Multiple plug sockets. Radiator. Window to rear aspect. Door to rear garden.

INTEGRAL GARAGE

16' 1" x 9' 2" (4.9m x 2.8m)

Plumbed for washing machine and dryer. Electric up and over door. Space for fridge freezer. Shelving. Valliant gas fired central heating boiler.

LOUNGE

15' 5" x 10' 2" (4.7m x 3.1m)

Carpeted floor. uPVC double glazed window to front aspect. Multiple plug sockets. Radiator. Ceiling light. Coved ceiling. Electric fire on marble effect hearth and slips with decorative wooden surround. Door to hallway.

FIRST FLOOR: LANDING

Carpeted floor. Loft hatch. Coved ceiling. Ceiling light. Airing cupboard with shelving.

BEDROOM 3

7' 10" x 7' 7" (2.4m x 2.3m)

uPVC double glazed window to rear aspect. Carpeted floor. Radiator. Coved ceiling. Ceiling light. Multiple plug sockets.

BEDROOM 2

15' 1" x 7' 10" (4.6m x 2.4m)

uPVC double glazed window to rear aspect. Carpeted floor. Radiator. Coved ceiling. Ceiling light. Multiple plug sockets.

FAMILY BATHROOM

White three piece suite comprising; panelled bath with shower attachment over, pedestal wash hand basin and WC. Fully tiled walls. Radiator. Opaque uPVC double glazed window.

BEDROOM 1

12' 10" x 9' 10" (3.9m x 3m)

Carpeted floor. Coved ceiling. Ceiling light. Multiple plug sockets. uPVC double glazed window to front aspect.

OUTSIDE

Externally to the front of the property is a lawned garden and a driveway providing off road parking. To the rear is a lawned garden with established boundaries.

SERVICES

Mains water, electricity and drainage. Gas central heating.

VIEWING

Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

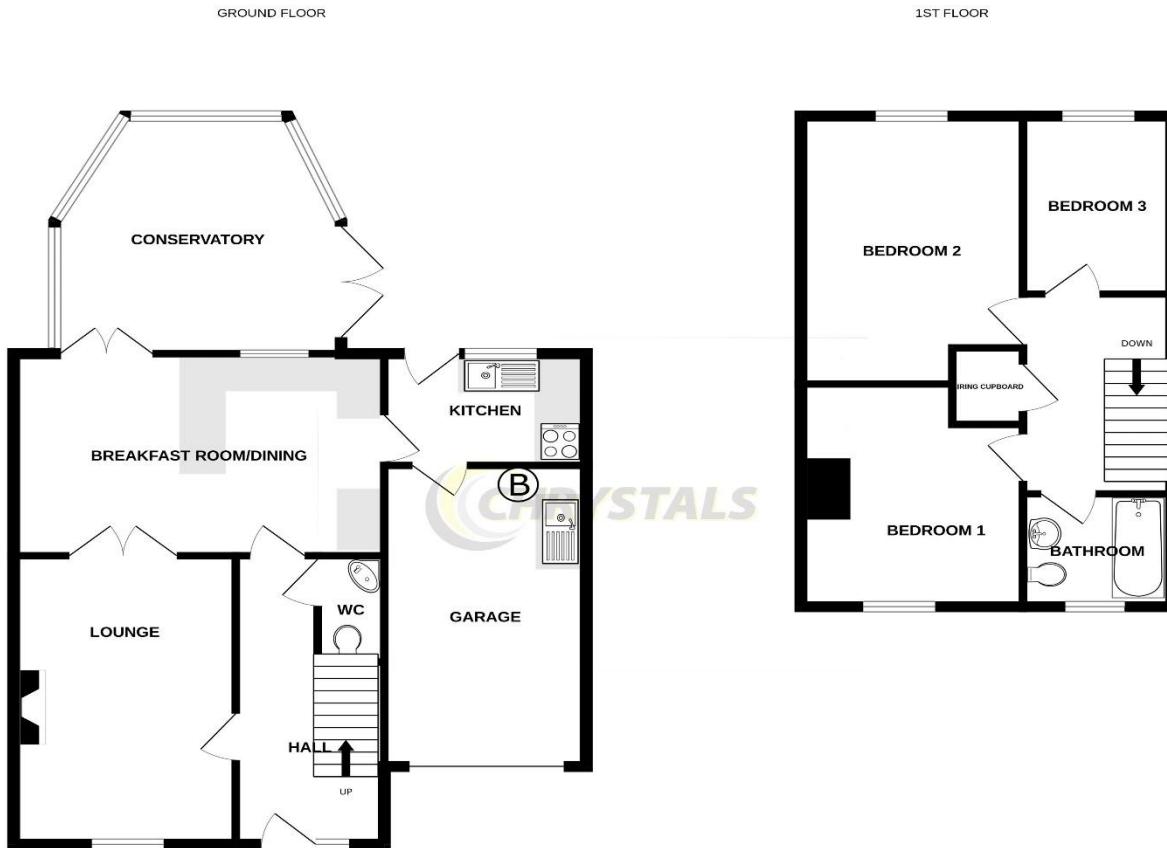
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Measurements are approximate. Not to scale. Illustrative purposes only.
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