







**£539,000**

Located within walking distance to Tower Crescent community shops this four bedroom detached family home stands on a generous sized plot with many benefits including four separate reception rooms, open plan kitchen/diner, dressing rooms to two bedrooms, family bathroom and additional downstairs cloakroom, front and rear gardens and driveway parking for multiple vehicles.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Double glazed frosted window to side aspect. Stairs rising to first floor, under stairs storage cupboard, radiator, storage cupboard.

## SHOWER ROOM

Low level WC, wash hand basin in vanity unit, shower unit.

## LOUNGE

Double glazed bay window to front aspect, double glazed window to side aspect. Radiator, log burner.

## INNER LOBBY

Under stairs storage cupboard, radiator.

## STUDY

Skylight window to rear aspect. Radiator.

## SNUG

Double glazed double doors to rear, skylight window, double glazed double doors to side.

## KITCHEN

Double glazed windows to rear and side aspect. Fitted with a range of wall-mounted and floor standing units with work surface over, space for dishwasher, storage cupboard housing wall-mounted gas boiler, double bowl stainless steel sink unit with mixer tap and drainer, radiator.

## UTILITY

Double glazed window to rear aspect, double glazed door to side. Space for fridge freezer, plumbing for washing machine.

## LANDING

Access to loft space, airing cupboard housing lagged copper water cylinder.

## BEDROOM ONE

Double glazed window to front aspect. Radiator.

## BEDROOM TWO

Built-in wardrobe, storage cupboard, radiator.

## DRESSING AREA

Double glazed windows to rear and side aspects.

## BEDROOM THREE

Double glazed window to side aspect. Radiator.

## BEDROOM FOUR

Double glazed windows to front and side aspects, skylight. Radiator.

## BATHROOM

Frosted window. Panelled bath with mixer tap and shower attachment, wall-mounted wash hand basin, radiator, low level WC with push button flush.

## OUTSIDE

## FRONT GARDEN

Gated side access, path to front door, flower/shrub borders, outside light, gravel area. Driveway parking.

## REAR GARDEN

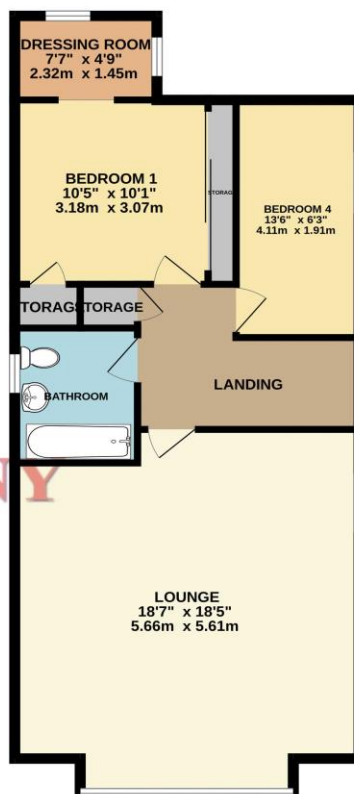
Enclosed by timber fence panelling, gravel area, outside light, outside tap, shed to remain, flower/shrub beds, summer house.



GROUND FLOOR  
1080 sq.ft. (100.3 sq.m.) approx.

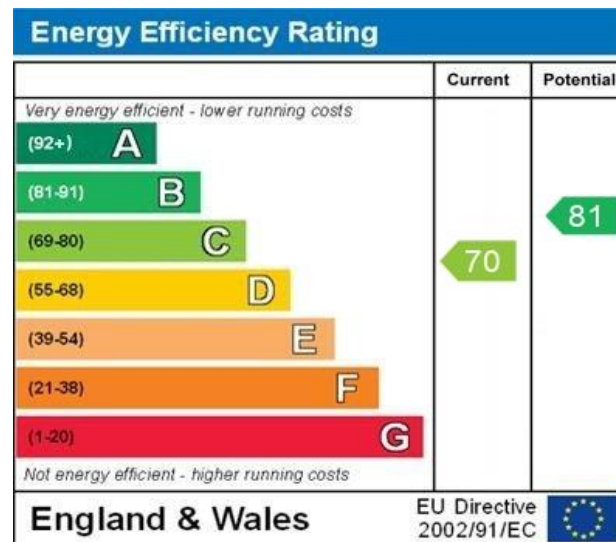


1ST FLOOR  
744 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA : 1824 sq.ft. (169.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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