









This delightful three bedroom detached house occupies a superb plot on this pleasant cul-de-sac within this sought after location, enjoying wonderful open views to the rear. Please note that our client has advised us that they are in the process of purchasing the FREEHOLD. Internally the accommodation includes an entrance lobby, a generous lounge / dining room, conservatory overlooking the garden and a fitted kitchen whilst to the first floor there are three bedrooms and a wet room/wc. Externally there is a garden to the front with a block-paved driveway, an integral garage with remote control roller shutter access door, a useful utility / workshop and to the rear, a fabulous garden with a lawn, patio and established planted borders. This convenient location provides easy access to local amenities, shops and schools as well as offering excellent transport links to surrounding areas. We highly advise early viewing!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door.

Entrance Porch

Single glazed feature porch style window, built in cupboard and door to lounge.

Lounge/Dining Room 16'9" x 13'1" max including staircase area



Plus 3.13 x 2.52. Two double glazed windows to front, three radiators, feature fireplace with living flame effect gas fire, sliding glazed doors to conservatory. Door to kitchen.

Conservatory 11'2" x 8'9"



Double glazed windows providing delightful views over the garden and beyond, double glazed French door leading out onto patio area, and radiator.

Kitchen 9'9" x 7'6"



Fitted wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, space for cooker, fridge and dishwasher, wall mounted boiler, radiator and double glazed window to rear. Door to garage.

First Floor Landing

Double glazed window to front and built in cupboard.

Bedroom 1 9'4" x 9'10" not including robes



Double glazed window to rear providing superb open fields, radiator and fitted mirror fronted sliding wardrobes.

Bedroom 2 11'2" x 9'4"



Double glazed window to rear providing superb open fields, and radiator.

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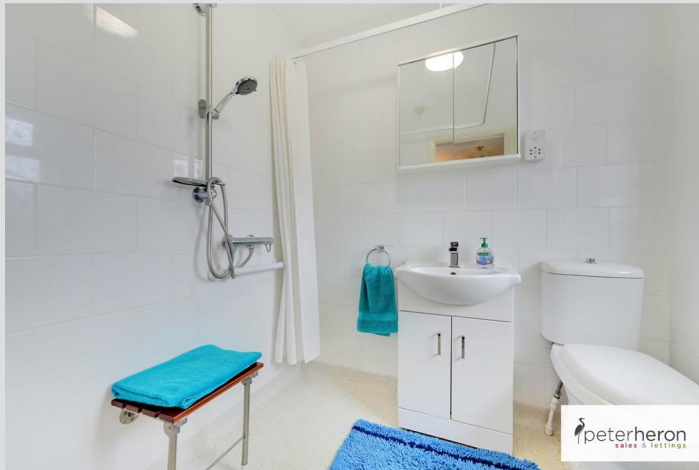
MAIN ROOMS AND DIMENSIONS

Bedroom 3 7'2" x 6'8"



Double glazed window to front and radiator.

Wet Room



Low level WC, washbasin set into vanity unit and wet area with mains shower, period style radiator with heated towel rail, tiled walls and double glazed window.

Outside



To the front of the property there is an attractive garden with driveway providing off street parking whilst to the rear there is a beautiful garden laid mainly to lawn with patio area and established planted borders.

Garage 17'2" x 8'6"

Attached garage with electric roller shutter access door, internal door to kitchen and door to utility/workshop.

Utility/Workshop 11'1" x 10'2"



Versatile area with space for washing machine and tumble dryer, fitted cabinets and work surface over, double glazed door to rear patio area and double glazed windows.

Council Tax Band

The Council Tax Band is Band D.

Tenure Freehold

We are advised by the Vendors that they are in the process of purchasing the Freehold. Any prospective purchaser should clarify this with their Solicitor.

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MAIN ROOMS AND DIMENSIONS

Fawcett Street Viewings

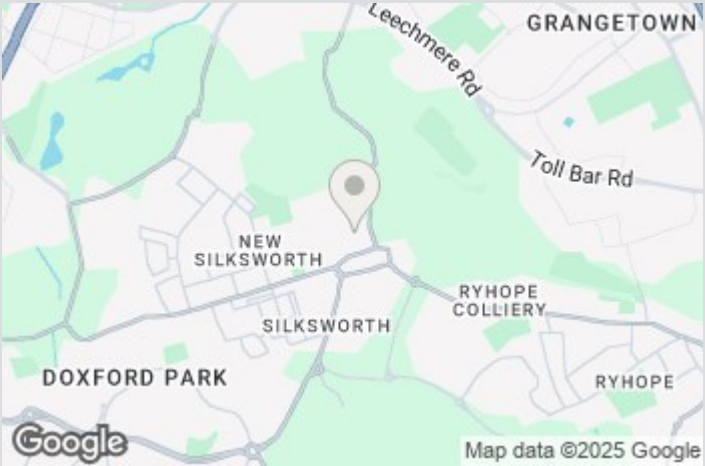
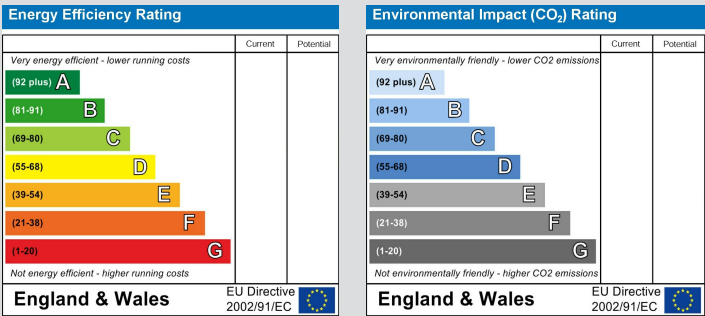
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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