















This extended semi-detached house, provides stunning accommodation, including a fabulous open plan dining kitchen and family area. The stylish accommodation includes an entrance porch, hall with staircase to the first floor, a delightful lounge to the front with a bay window and to the rear an exceptional open plan dining kitchen and family area. The kitchen is fitted with an excellent range of units, luxury worksurfaces, breakfast bar and a selection of integrated appliances. On the first floor there are two double bedrooms, both with fitted wardrobes and a fabulous, contemporary bathroom/wc. Externally there is a block-paved driveway and wonderful gardens to the front and rear, laid mainly to lawn. Benefits of the property include double glazing and gas central heating to radiators. This location is ideally placed within this ever popular area, conveniently situated for a range of local amenities, shops and schools as well as offering excellent transport connections. We highly advise an internal inspection in order to fully appreciate the quality of accommodation on offer!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

## Entrance Porch

There is a tiled floor, double glazed windows and an internal double glazed door to the hall.

## Hallway



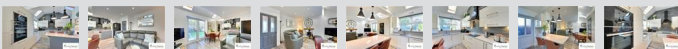
With a staircase to the first floor with under stairs storage cupboard, radiator and doors leading off to the lounge and also to the open plan dining kitchen and family area.

## Lounge 10'9" into alcove x 12'10" into bay



This attractive room has a double glazed bay window to the front, a radiator and an inset contemporary fire.

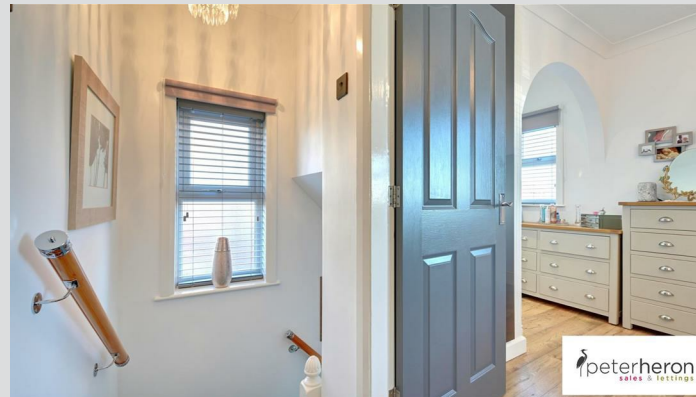
## Open Plan Dining Kitchen And Family Area 16'11" x 13'4" + 11'7" x 7'6"



This superb open plan area, has a vaulted ceiling with three Velux windows, double glazed French door to the rear garden, a door to the front to the enclosed courtyard area,

double glazed window to the rear and there are two radiators. The kitchen is fitted with an excellent range of contemporary units with work surfaces over incorporating a inset sink unit and a breakfast bar. Integrated appliances include a NEF oven and a NEF microwave, there is an electric hob and a slimline dishwasher, there is also an integrated washing machine, space has been provided for the inclusion of a American style fridge freezer.

## First Floor Landing



With a double glazed window to the side and doors leading off to the two bedrooms and bathroom.

## Bedroom 1 9'10" x 10'8" not inc recess or fitted robes



There are two double glazed windows to the front, a radiator and a range of fitted wardrobes.

## Bedroom 2 10'7" x 9'7" max measure taken inc fitted robes



Double glazed window to the rear, radiator and fitted sliding door wardrobes.

## Bathroom



A superb contemporary suite with low level WC with concealed cistern wash hand basin set into vanity unit and a panel bath with mains fed shower over, there is a feature chrome radiator, tiled walls and a double glazed window.

## Outside



To the front of the property there is a block paved driveway with gated access and a delightful garden with a lawn and planted borders, to the rear is a superb garden with a lawn, patio and planted borders.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Council Tax Band

The Council Tax Band is Band B.

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# MAIN ROOMS AND DIMENSIONS

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## Fawcett Street Viewings

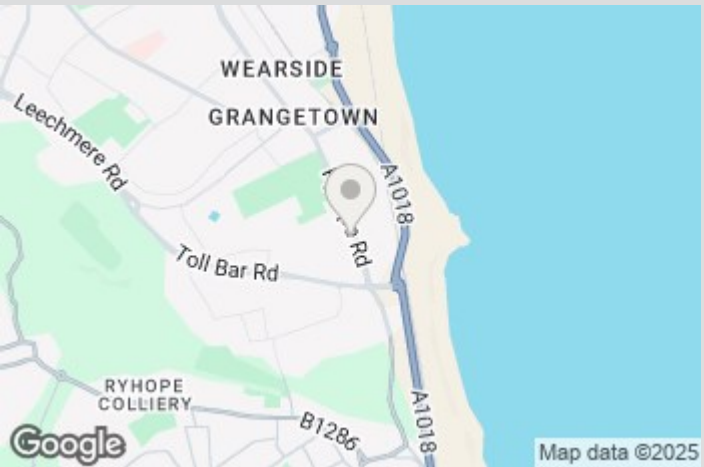
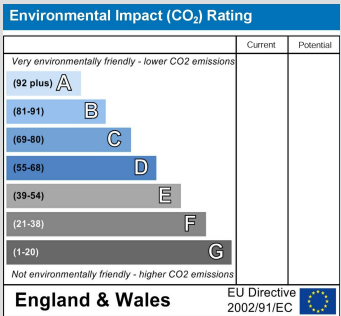
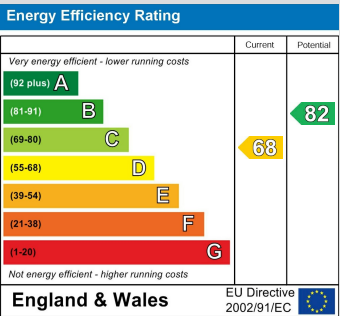
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## Opening Times

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

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