



## FEATURES

*Well Presented Semi Detached Family Home*

*Three Bedrooms*

*Modern Kitchen*

*Spacious Lounge/Dining Room*

*Generous Conservatory*

*Front & Rear Gardens*

*Garage & Parking*

*Vendor Suited*



## SUMMARY

This well presented, three bedroom semi-detached family home offers spacious accommodation with lounge/dining room, conservatory, modern kitchen and downstairs cloakroom. To the first floor there are three bedrooms and spacious shower room. Externally, the property enjoys a generous rear garden with workshop, off-street parking and an attached garage.





**Bedroom 2** 9' 10" x 9' 3" (2.99m x 2.82m)

**Bedroom 3** 8' 8" x 8' 4" max (2.64m x 2.54m)

**Garage** 17' 0" x 11' 3" (5.18m x 3.43m)

**Garden Store/Workshop** 10' 0" x 7' 0" (3.05m x 2.13m)

### Council Tax Band

The Valuation Office Agency published assessment is band 'B'

## ACCOMMODATION

### Ground Floor 0' 0" x 0' 0" (0m x 0m)

A PVCu double glazed entrance porch provides access to the entrance hall with a cloakroom and stairs ascending the first floor. Doors lead to a bright and spacious lounge/dining room with sliding patio doors that open to a generous conservatory with underfloor heating and views over the rear garden. The modern kitchen is fitted with a gas hob, built-in double oven, one and half bowl sink unit, integrated fridge/freezer and underfloor heating.

### First Floor

On the first floor are two double bedrooms, both with built-in wardrobes and a single bedroom with a storage cupboard. The shower room boasts a large shower cubicle, modern vanity wash hand basin and close coupled WC. On the landing is a useful built-in storage cupboard.

### Outside

To the front of the property a drive provides off-street parking and leads to an attached garage with electric up and over door. The good sized rear garden offers low maintenance paved patios and artificial lawned areas. There is also a generous timber decked patio, ideal to enjoy the sunny aspect and for entertaining. To the rear of the garden is a useful block built workshop/shed with light and power.

**Lounge/Dining Room** 23' 0" x 12' 4" reducing to 10' 6" (7.01m x 3.76m)

**Conservatory** 9' 8" x 8' 10" (2.94m x 2.69m)

**Kitchen** 9' 1" x 8' 9" (2.77m x 2.66m)

**Bedroom 1** 13' 6" x 9' 10" (4.11m x 2.99m)



### Viewing & Further Information

Viewing is strictly by appointment through the sellers sole agents, The Real Estate Bureau. Telephone 01305 826 999. We are open Monday - Friday 9:00 - 17:30 and Saturday 9:00 - 16:30. [www.therealestatebureau.co.uk](http://www.therealestatebureau.co.uk)

### Notes:



# FLOORPLAN



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Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
92-100	A		92-100	A	
81-91	B		81-91	B	
69-80	C		69-80	C	
55-68	D		55-68	D	
39-54	E		39-54	E	
21-38	F		21-38	F	
1-20	G		1-20	G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	

coming soon

### Important Notice

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. The copyright of all details, photographs and floor plans remain exclusive to The Real Estate Bureau Ltd.

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