





**** BEAUTIFULLY PRESENTED
MODERN PROPERTY WITH
CARPORT **** Located on a
popular development offering
local amenities and easy access
to the A511 and A444 commuter
roads. In brief the property
offers a good size hall with
guest cloakroom, lounge diner
and a fitted dining kitchen both
with double doors onto the
garden. Three first floor
bedroom, en suite shower room
and a family bathroom.
Enclosed rear garden and a
drive through carport with
electric roller door. INTERNAL
VIEWING HIGHLY
RECOMMENDED.



HALL

Entrance door into the hall with stairs to the first floor, under stairs storage cupboard, radiator and doors to -

CLOAKROOM

Low flush wc, wash hand basin and radiator.

LOUNGE DINER

Radiator, upvc double glazed window to the front and double doors onto the garden and a door to -

DINING KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven with induction hob and an extractor hood, plumbing and space for a washing machine and dishwasher, space for a fridge and tumble dryer. Upvc double glazed window to the front and double doors onto the garden, radiator.

FIRST FLOOR LANDING

Loft access, upvc double glazed window to the front and doors to -

BEDROOM 1

Wardrobes, radiator, upvc double glazed window and a door to the en suite.



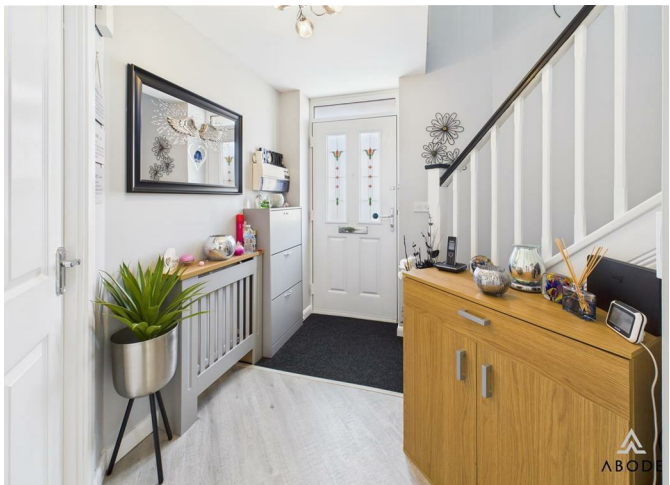
EN SUITE

Enclosed shower, low flush wc, wash hand basin and radiator.

BEDROOM 2

Wardrobes, radiator, upvc double glazed window.







BEDROOM

Upvc double glazed window and radiator.

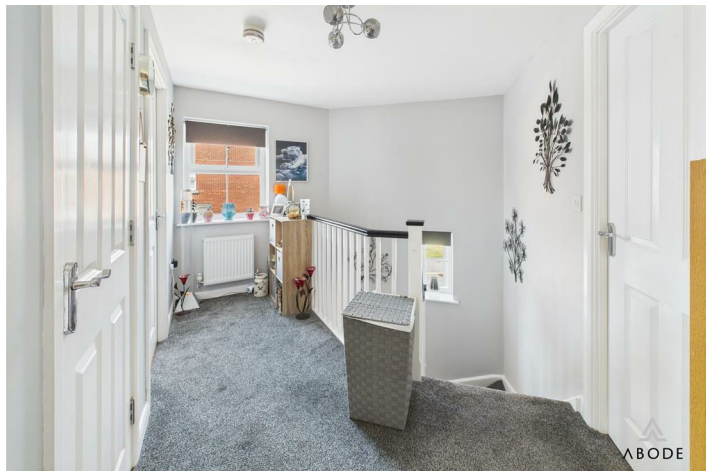
BATHROOM

Panel enclosed bath with a shower and shower screen, low flush wc, wash hand basin, chrome heated towel radiator and upvc double glazed window.

OUTSIDE

Front garden with artificial lawn and shrubs. Drive, electric roller door into the carport, also giving access to the rear garden. The rear garden offers a lawn, paved patio, flowering beds and a garden shed.

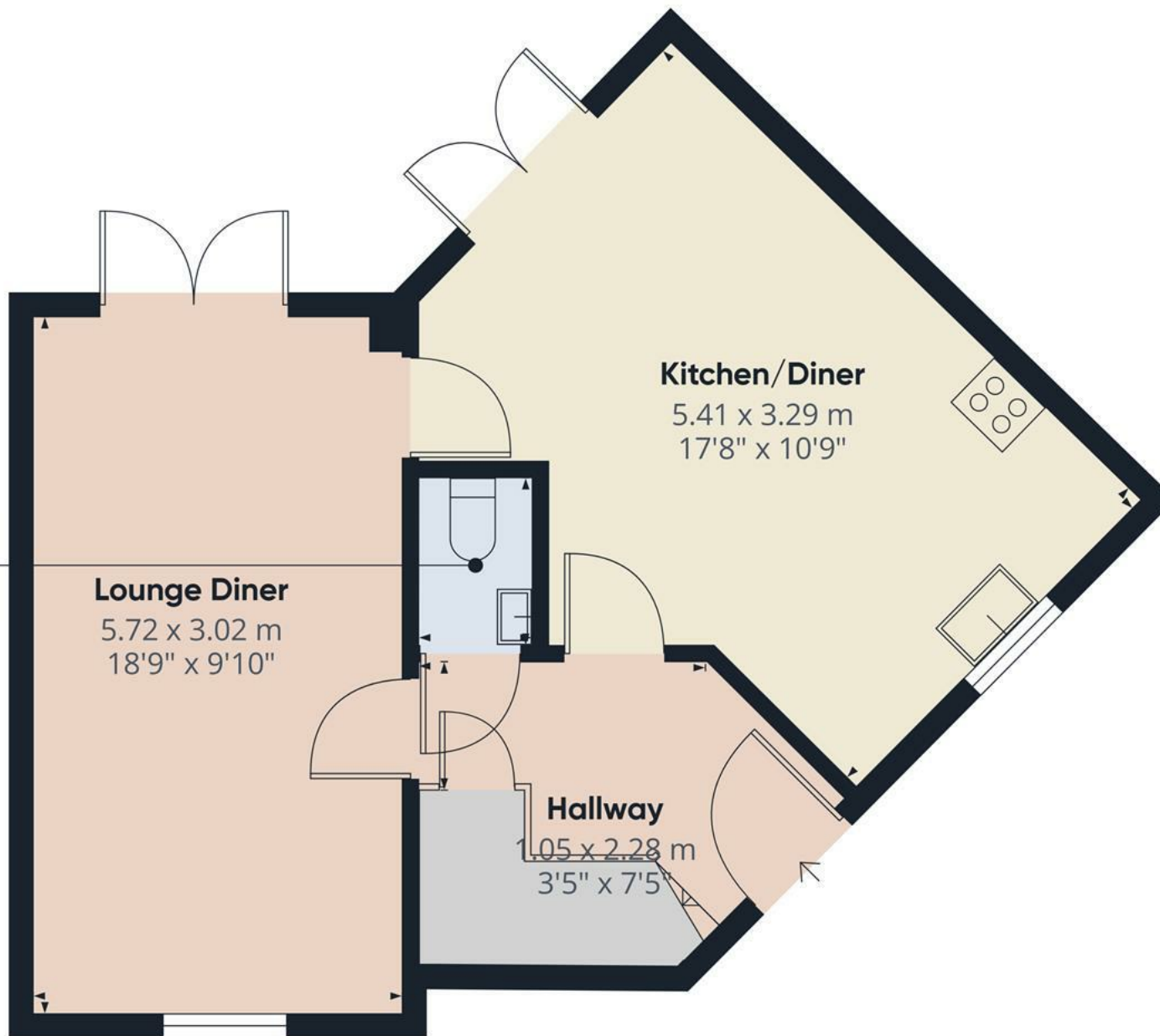








WC
1.40 x 1.03 m
4'7" x 3'4"



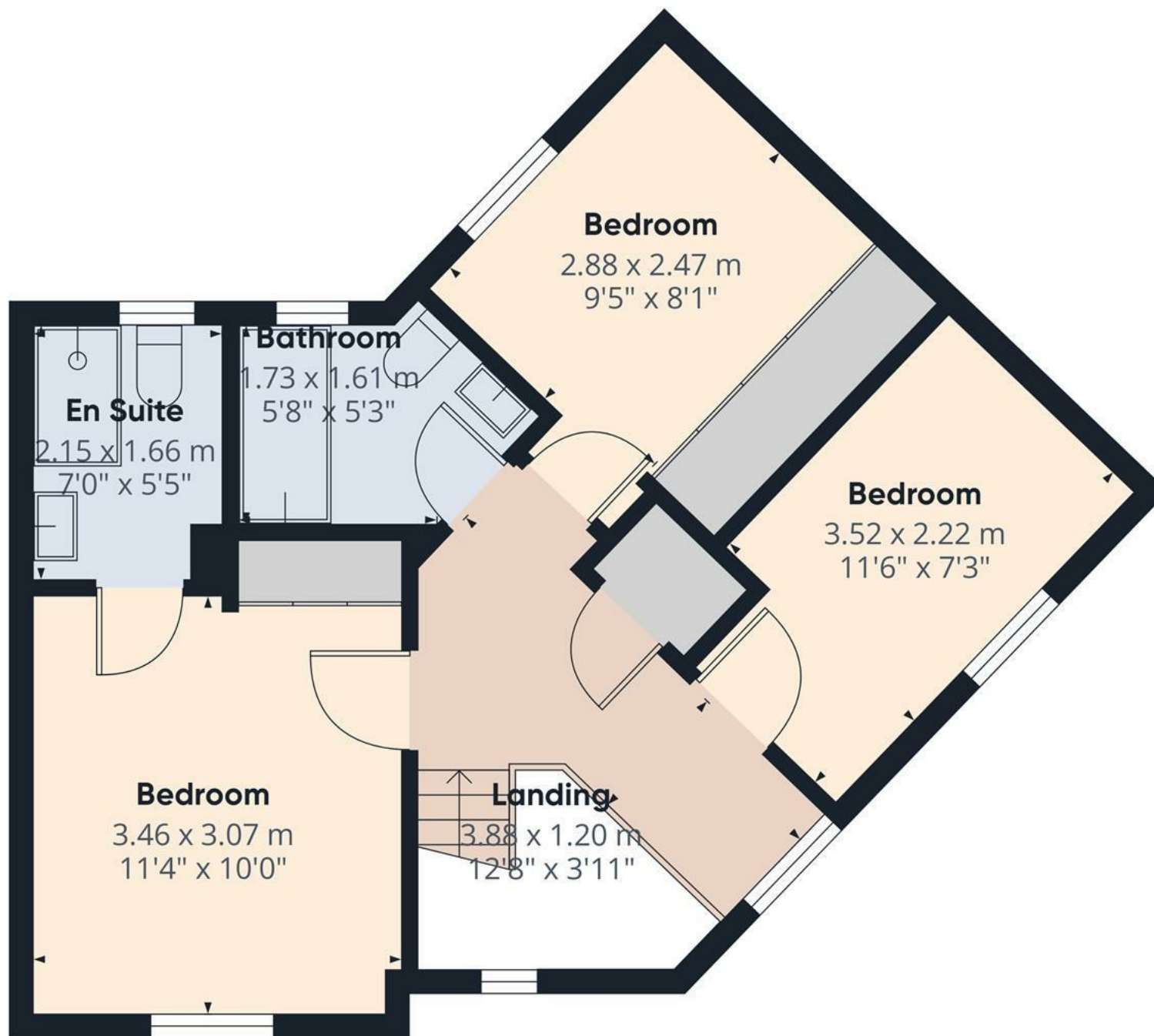
Approximate total area⁽¹⁾
45.8 m²
494 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



Floor 1

Approximate total area⁽¹⁾

42.2 m²
455 ft²

(1) Excluding balconies and terraces

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