





\*\*\*\* UPVC DOUBLE GLAZED CONSERVATORY \*\*\*\* This is beautifully presented and well kept modern semi detached property in a popular location. In brief the property offers a hall with guest cloakroom, lounge, conservatory and a fitted dining kitchen. Three first floor bedrooms, master with wardrobes and an ensuite shower room, plus a family bathroom. Side drive and an enclosed rear garden.



## HALL

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

## CLOAKROOM

Low flush wc, wash hand basin and a radiator.

## DINING KITCHEN

Fitted wall mounted, base and drawers units with work surfaces and a sink and drainer unit. Fitted electric oven, gas hob and extractor hood. space for a fridge, freezer, plumbing and space for a washing machine. Upvc double glazed window to the front, and a radiator.

## LOUNGE

Upvc double glazed double doors into the conservatory and a radiator.

## CONSERVATORY

Upvc double glazed window and doors onto the garden, wall mounted heater.

## FIRST FLOOR LANDING

Loft access, upvc double glazed window and doors to -

## BEDROOM 1

Wardrobes, radiator and upvc double glazed window.

## EN SUITE

Shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

## BEDROOM 2

Radiator and upvc double glazed window.



## BEDROOM 3

Radiator and upvc double glazed window.

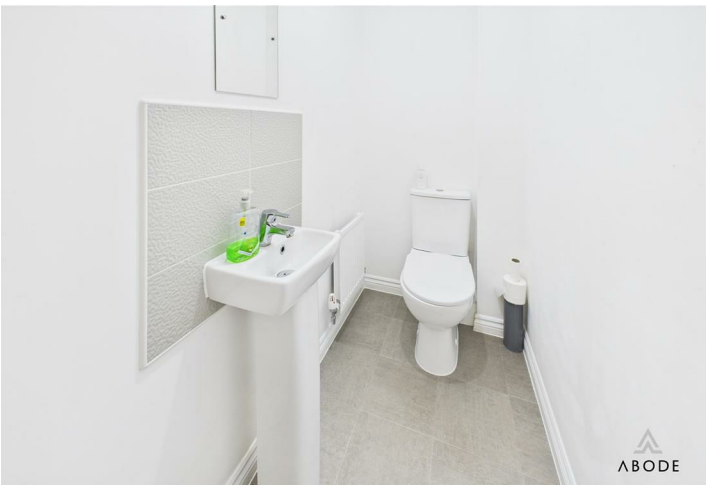
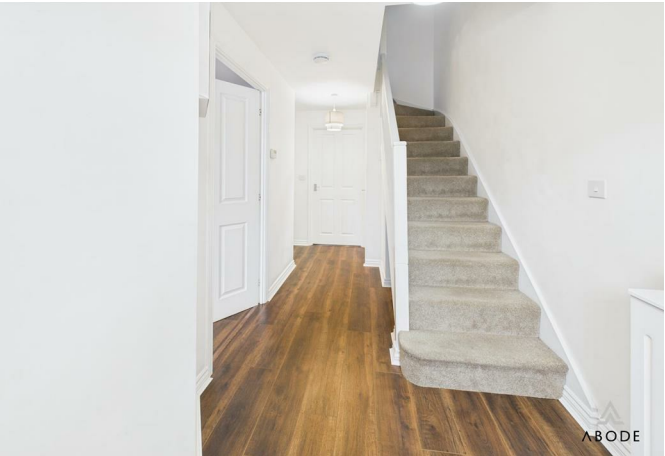
## BATHROOM

Panel enclosed bath, low flush wc, wash hand basin and radiator.

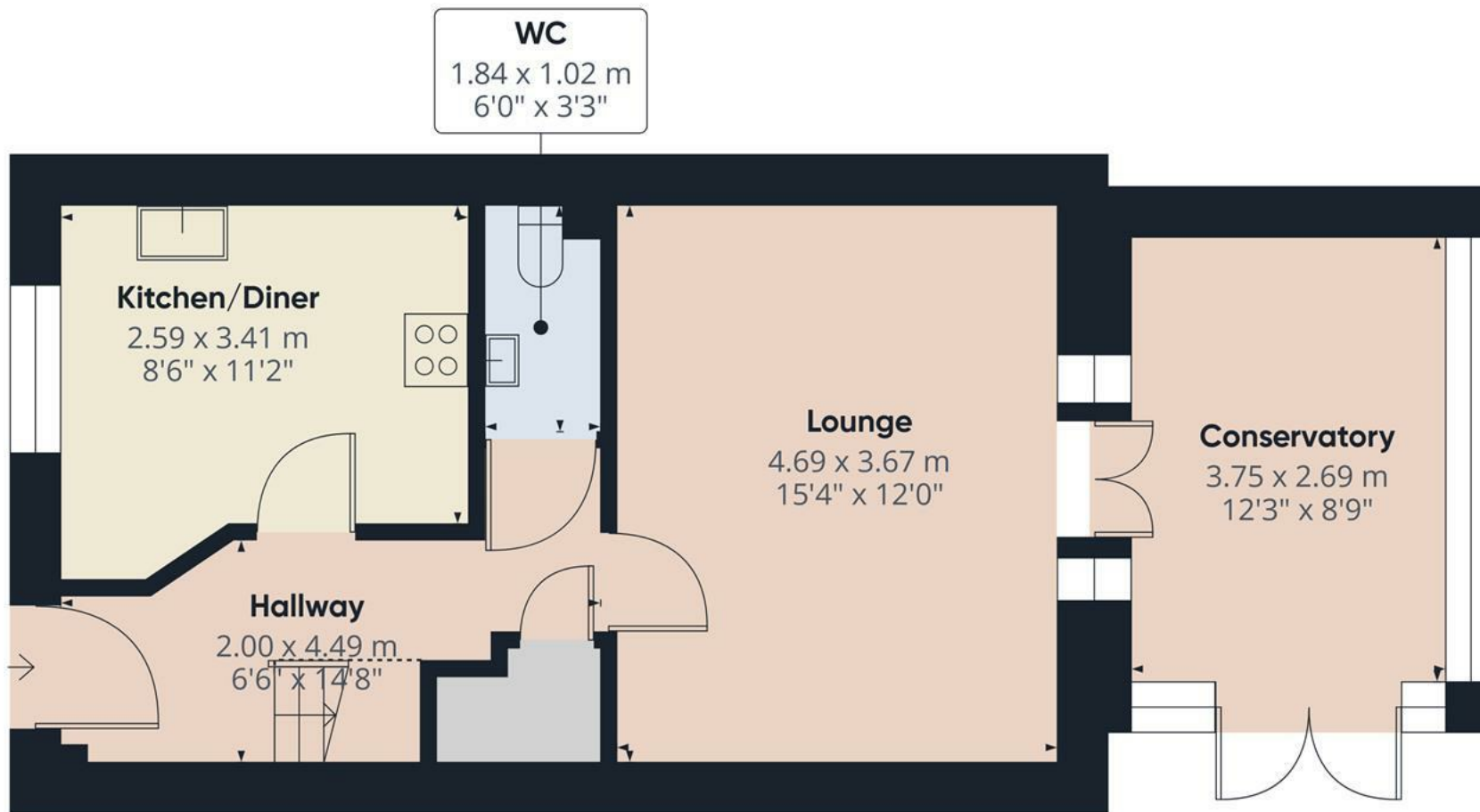
## OUTSIDE

Side drive with a gate to the enclosed rear garden offering a decked patio and lawn.









Floor 0

**Approximate total area<sup>(1)</sup>**

48 m<sup>2</sup>  
516 ft<sup>2</sup>

**Reduced headroom**

1 m<sup>2</sup>  
10 ft<sup>2</sup>

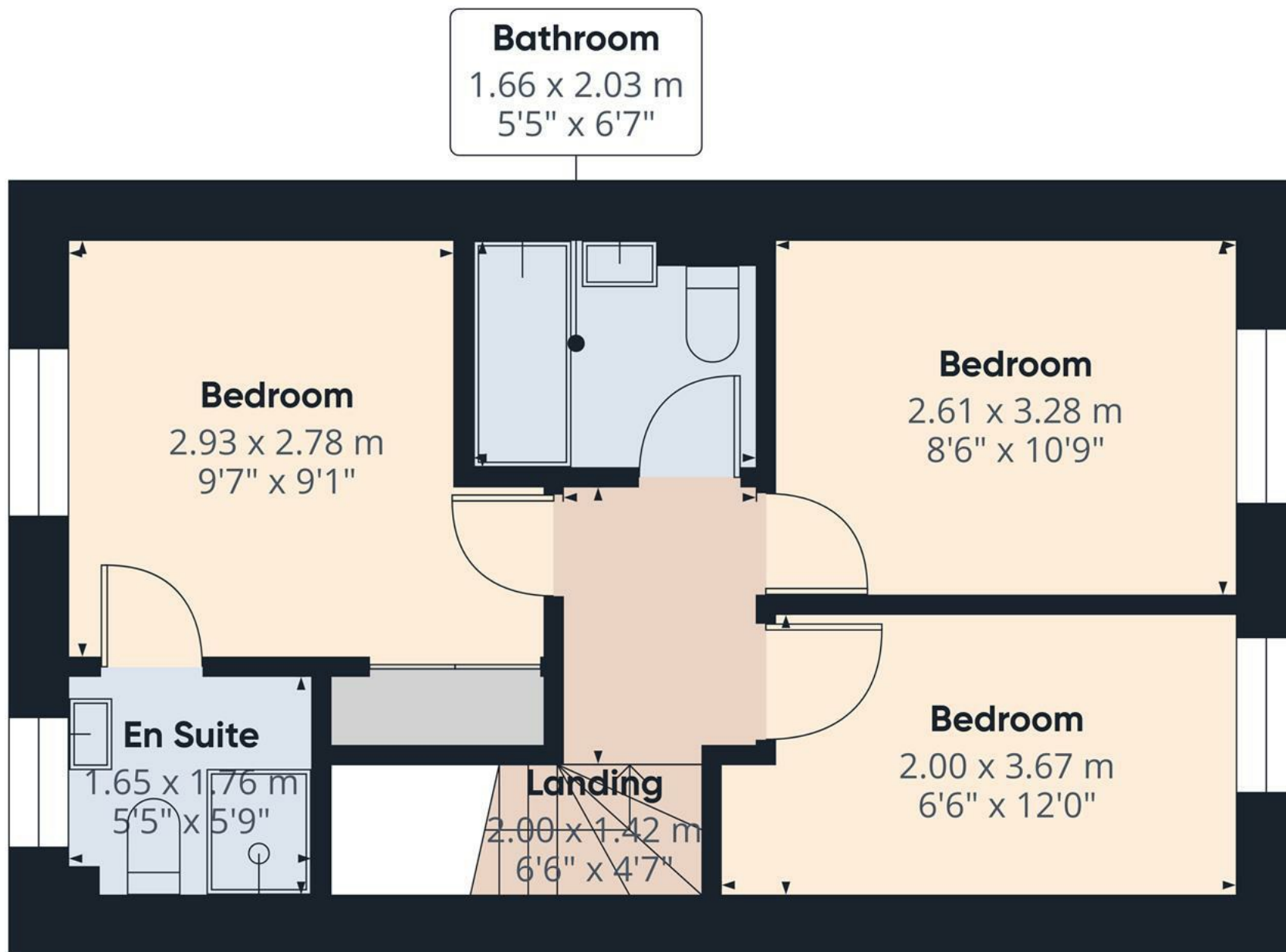
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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Approximate total area<sup>(1)</sup>  
34.1 m<sup>2</sup>  
366 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1

