



Approx gross internal floor area 90 sqm (975 sqft)



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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****No Onward Chain*** Situated in a quiet cul-de-sac within the highly sought-after Priors Green development, this beautifully presented three-bedroom end-of-terrace family home offers both comfort and convenience. The property benefits from a single carport and driveway parking for multiple vehicles. The ground floor accommodation comprises a welcoming entrance hall, a modern kitchen, a spacious sitting/dining room, and a convenient cloakroom. Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with en-suite, and a family bathroom. Externally, the home features a thoughtfully landscaped rear garden, perfect for relaxing or entertaining.*





Entrance Hall

Access via UPVC partly glazed front door:- wood effect flooring, radiator, power points, inset spotlights, stairs rising to the first floor landing, doors to.

Cloakroom

UPVC double glazed opaque window to front aspect, concealed cistern W.C, wash hand basin with pedestal, radiator, tiled flooring, inset spotlights, extractor fan.

Kitchen

9'10" x 9'4" (3.02 x 2.87)

UPVC double glazed window to front aspect, base and eye level units with Granite working surface over, inset 1 1/2 bowl sink with drainer unit, four ring gas hob with extractor over, inset oven, integrated dishwasher, integrated fridge/freezer, inset spotlights, radiator, power points, tiled flooring.

Sitting/Dining Room

19'4" x 14'9" (5.89m x 4.50m)

UPVC double glazed window to side aspect, UPVC double glazed full height window to rear aspect, UPVC double glazed French doors leading to the rear garden, radiator, power points, inset spotlights, understairs storage cupboard.

First Floor Landing

Loft access to partly boarded loft with lighting, door to airing cupboard, power points, doors to.

Principal Bedroom

13'5" x 12'2" (4.1 x 3.72)

UPVC double glazed window to front aspect, a range of built-in wardrobes, radiator, power points, door to.



- Three Bedroom End OF Terrace Family Home
- Single Carport & Multiple Driveway Parking
- Enclosed Rear Garden Perfect For Entertaining
- Quiet Close Location Within The Popular Priors Green Development
- Sitting/Dining Room
- Full Fibre Served To Property
- Entrance Hall & Cloakroom
- En-Suite & Family Bathroom
- Solar Panels Serving The Hot Water System
- No Onward Chain



En-Suite

UPVC double glazed opaque window to front aspect, enclosed shower with glass enclosure, concealed cistern W.C, wash hand basin with pedestal, heated towel rail, part tiled walls, tiled flooring, inset spotlights, extractor fan.

Bedroom Two

11'6" x 8'1" (3.53 x 2.48)

UPVC double glazed window to rear aspect, radiator, power points.

Bedroom Three

8'1" x 7'5" (2.48 x 2.27)

UPVC double glazed window to rear aspect, radiator, power points.

Family Bathroom

UPVC double glazed opaque window to side aspect, enclosed bath with concealed mixer taps, concealed cistern W.C, wash hand basin, heated towel rail, part tiled walls, tiled flooring, inset spotlights, extractor fan.

Garden

To the rear of the property is a patio area that opens onto the main lawn. A paved pathway leads to a further patio at the end of the garden, while an additional path provides access to a timber gate offering side entry. The garden also benefits from a timber shed and an external water tap.

Carport & Driveway Parking

To the front of the property is a block-paved driveway providing parking for multiple vehicles. The property further benefits from a carport en bloc.

