



If you need space for a growing family - Look no further!

This 3 bedroom property offers spacious living accommodation both to the ground floor and to the first floor. Altered and extended to provide a loft room with en-suite (3rd bedroom) via a fixed staircase with additional study area. To the ground floor you will find a spacious open plan lounge/dining room area, and modern fitted kitchen with a vast range of units, integrated appliances and space for additional appliances with utility/wc off.

Tucked away in a lovely, quiet cul-de-sac position - this particular property is rarely available, you would be strongly advised to book an early viewing appointment before the rush!

EPC: D
COUNCIL TAX BAND: A

Call us today on 01482 662211.

ACCOMMODATION COMPRISSES:

GROUND FLOOR

ENTRANCE HALLWAY

1.19 x 0.89 (3'10" x 2'11")

Composite half glazed door, with leaded glass panels, laminate flooring. Stairs leading to first floor accommodation.

LIVING ROOM

3.89 x 3.66 (12'9" x 12'0")

UPVC double glazed window to front aspect, a well proportioned room with feature focal point, being a living flame and pebble gas fire with carved stone surround and marble hearth. Wood effect laminate flooring, open plan leading into....

DINING ROOM

3.00 x 3.02 (9'10" x 9'10")

Wood effect laminate flooring, open plan to kitchen and with a door leading to...

UTILITY ROOM

1.45 x 1.75 (4'9" x 5'8")

L shaped, with access off the dining room, space and plumbing for a washer, UPVC double window to side elevation. Leading to...

DOWNSTAIRS CLOAKROOM

0.71 x 1.50 (2'3" x 4'11")

Comprising, low level WC and wall hung wash basin. Partially tiled walls.

FITTED KITCHEN

4.22 x 2.11 (13'10" x 6'11")

Contemporary kitchen with contrasting perspex splashbacks and complimentary worktops. Stainless steel, sink and a half drainer, with mixer tap, gas range cooker with extractor over, integrated Bosch dishwasher and space

for fridge/freezer. Wood laminate flooring, UPVC double glazed window to rear elevation, and UPVC half glazed door to side aspect.

FIRST FLOOR

LANDING

With loft hatch.

BEDROOM 2

3.68 x 2.97 (12'0" x 9'8")

UPVC double glazed window to front elevation. with a range of built in sliding wardrobes.

BEDROOM 3

3.07 x 2.46 (10'0" x 8'0")

UPVC double glazed window to rear elevation. Built in sliding wardrobes and built in cupboard housing boiler,

BATHROOM

2.08 x 1.70 (6'9" x 5'6")

UPVC double glazed window to rear elevation. A modern white suite, comprising, panel bath with shower over, concealed WC and vanity wash hand basin. heated towel rail, tiled walls and floor.

STUDY

2.87 x 2.62 (9'4" x 8'7")

UPVC double glazed window to front elevation x2, with fixed staircase leading to...

SECOND FLOOR - LOFT ROOM

MASTER BEDROOM

5.31 x 3.58 (17'5" x 11'8")

A superb loft conversion with 'Building Regulation approval'. Two Velux windows to both front and rear aspect, with built in wardrobes and additional built in storages. Door leading to....

EN-SUITE

1.78 x 1.60 (5'10" x 5'2")

Velux window to rear elevation. Comprising modern suite, with corner shower, vanity wash basin, concealed low level WC, tiled walls and floor and heated towel rail.

EXTERNAL (FRONT & REAR)

To the front of the property there is a double driveway providing multiple parking, a side passageway leads to the enclosed rear garden. The rear garden is accessible via a timber gate with timber boundary fencing, laid to lawn with a separate patio area.

ADDITIONAL INFORMATION

***Broadband**

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/engb/broadband-coverage>

***Mobile**

For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/engb/mobile-coverage>

***Referral Fees**

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

AGENTS NOTE

None of the appliances have been tested by the selling agent.

1. Newly carpeted throughout.

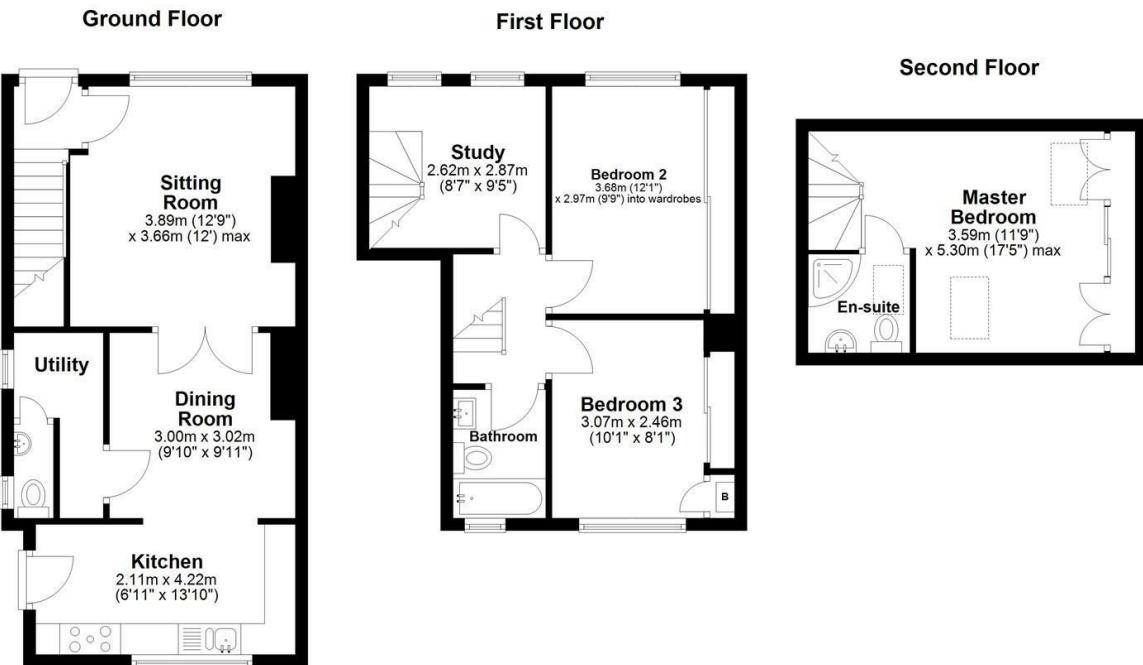
SERVICES

Mains water, electricity, gas and drainage.

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Total area: approx. 96.0 sq. metres (1033.3 sq. feet)

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	75	
(39-54)	E		
(21-38)	F	59	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Clubleys give notice that 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 or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.