



## 93 Emerald Way , Milton, ST6 8HL

They say a diamond is a girls best friend! But I would definitely settle for an EMERALD after seeing this stunning freehold detached property on EMERALD Way. Show home quality throughout this property is immaculate and ready for someone to move in. The spacious accommodation is made up of a large lounge, dining room, modern breakfast kitchen with utility room, three fantastic sized bedrooms, family bathroom plus en-suite to the master bedroom. Externally there is off road parking to the front and an integral garage. The rear garden is landscaped and laid mainly to lawn. This property really will dazzle you, its shiny, its gleaming and ready for the taking, come and admire its beauty and call us today to book a viewing!

**Offers in the region of £219,950**

# 93 Emerald Way

, Milton, ST6 8HL



- STUNNING DETACHED PROPERTY
- MODERN KITCHEN & UTILITY
- FAMILY BATHROOM PLUS ENSUITE
- POPULAR & SOUGHT AFTER LOCATION
- SHOW HOME QUALITY
- CLOAKROOM
- OFF ROAD PARKING & GARAGE
- SPACIOUS LOUNGE & DINING
- THREE BEDROOMS
- LANDSCAPED REAR GARDEN

## Ground Floor

### Entrance Hall

The property has a double glazed entrance door to the front aspect. Stairs to first floor.

### Lounge

14'6" x 12'3" (4.42 x 3.75)

A double glazed window overlooks the front aspect. Television point. Under stairs storage cupboard. Radiator.

### Dining Room

11'3" x 8'0" (3.44 x 2.44)

Double glazed patio doors lead out to the rear aspect. Radiator.

### Breakfast Kitchen

11'2" x 10'9" (3.41 x 3.28)

A double glazed window overlooks the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Integrated electric oven and gas hob with cooker hood above. Work surface areas and partly tiled walls. Space for fridge/freezer and breakfast table. Radiator.

### Utility Room

7'11" x 5'1" (2.43 x 1.57)

A double glazed window overlooks the side aspect and a double glazed access door leading out to rear garden. Space and plumbing and for washing machine and tumble dryer. Radiator.

## Cloakroom/W.C

5'1" x 3'7" (1.57 x 1.11)

A double glazed window overlooks the side aspect. Low level W.C and wash hand basin with tiled splashback.

## First Floor

### First Floor Landing

Loft access hatch. Storage cupboard and airing cupboard housing hot water cylinder.

### Bedroom One

12'0" x 8'4" (3.68 x 2.55)

A double glazed window overlooks the rear aspect. Television point. Radiator.

### En-Suite

4'5" x 4'4" (1.36 x 1.33)

A double glazed window overlooks the side aspect. Fitted with a suite comprising shower unit with waterfall shower head, vanity hand wash basin and low level W.C. Ladder style towel radiator. Extractor fan and shaver point.

### Bedroom Two

11'3" x 8'11" (3.43 x 2.74)

A double glazed window overlooks the front aspect. Radiator.

### Bedroom Three

8'6" x 6'9" (2.60 x 2.08)

A double glazed window overlooks the rear aspect. Radiator.

## Bathroom

7'5" x 6'2" (2.28 x 1.89)

A double glazed window overlooks the front aspect. Fitted with a suite comprising panelled bath, vanity hand wash basin and low level W.C. Extractor fan and shaver point. Partly tiled and ladder style towel radiator.

## Exterior

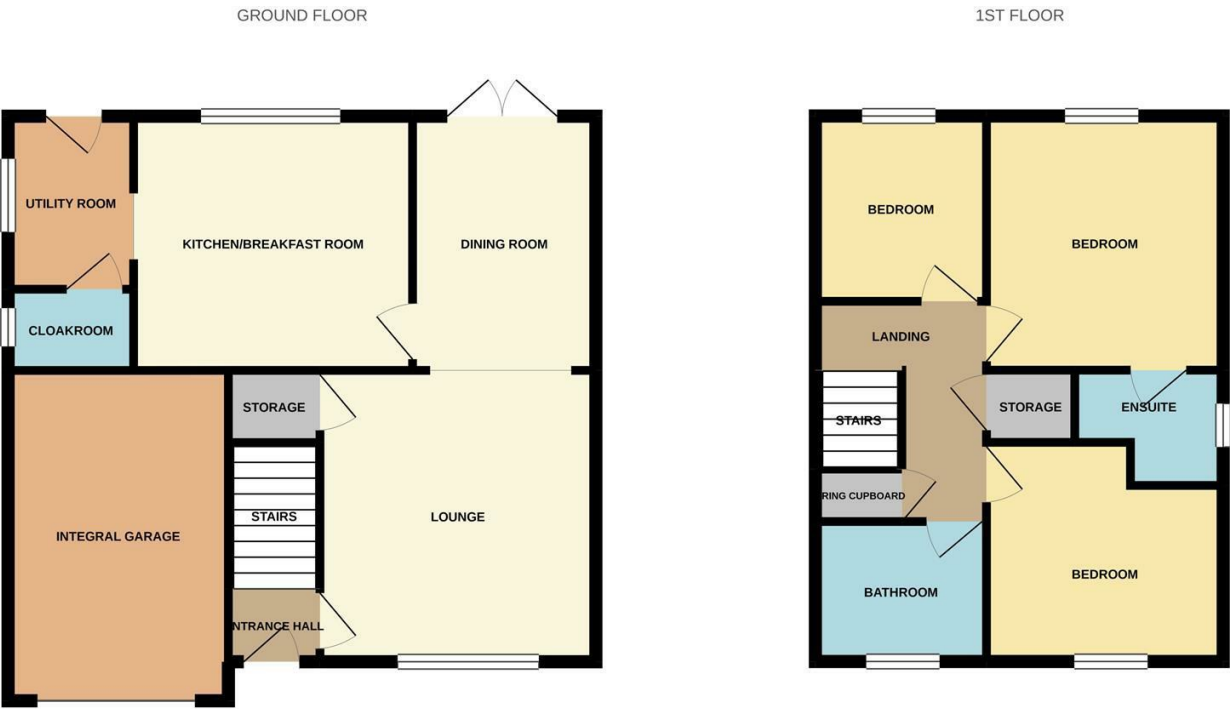
To the front there is a tarmac driveway leading to the garage and a gravelled area with inset shrubbery. To the rear the garden is mainly lawned with shrub borders and a raised patio area.

## Garage

Integral garage with power and lighting. Up and over door and housing central heating boiler.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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