TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 1 Reception | 1 Bathroom

£319,950

24 Eden Close, Stone Cross, BN24 5EX

A 3 bedroom semi detached house forming part of this popular development in Stone Cross that is within easy walking distance of local shops and nearby schools. Benefits include a ground floor cloakroom, spacious lounge, fitted kitchen/breakfast room and garage conversion that provides a useful office/study. Upstairs the house consists of 3 bedrooms and a refitted bathroom. The rear garden is laid to lawn & patio and provides a high level of seclusion. An internal inspection comes highly recommended.

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Main Features

- Stone Cross Semi Detached House
- 3 Bedrooms
- Ground Floor Cloakroom
- Spacious Lounge
- Fitted Kitchen/Breakfast Room
- Office/Study (Formally The Garage)
- Bathroom/WC
- Secluded Rear Garden
- Off Road Parking

Entrance
Door to -

Hallway
Radiator. Wood effect flooring. Stairs to first floor.

Ground Floor Cloakroom
Low level WC. Wash hand basin. Part tiled walls. Radiator. Frosted double glazed window.

Lounge
14'11 x 11'9 (4.55m x 3.58m)
Radiator. Double glazed window. Door to -

Fitted Kitchen/Breakfast Room
14'8 x 9'10 (4.47m x 3.00m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and electric oven. Extractor cooker hood. Plumbing and space for washing machine. Space for upright fridge/freezer. Part tiled walls. Wall mounted gas boiler. Radiator. Double glazed window. Double glazed French doors to garden. Door to -

Internal Lobby
With power and door to -

Office/Study
11'0 x 7'11 (3.35m x 2.41m)
Inset spotlights. Wood effect flooring. Double glazed window. Door to garden.

Stairs from Ground to First Floor Landing:
Loft access (not inspected). Built-in cupboard with shelving.

Bedroom 1
12'4 x 7'10 (3.76m x 2.39m)
Radiator. Built-in double wardrobe. Double glazed window to rear aspect.

Bedroom 2
10'8 x 8'4 (3.25m x 2.54m)
Radiator. Built-in wardrobe. Double glazed window to front aspect.

Bedroom 3
9'2 x 6'11 (2.79m x 2.11m)
Radiator. Double glazed window to rear aspect.

Bathroom/WC
White suite comprising panelled bath with chrome mixer tap, shower screen and shower over. Low level WC. Vanity unit with inset wash hand basin, chrome mixer tap and drawers below. Tiled floor. Tiled walls. Chrome heated towel rail. Frosted double glazed window.

Outside
The rear garden is laid to lawn & patio and has a high level of seclusion with open fields to the rear.

Parking
There is off road parking in the front of the garage which has been converted into an office/study.

Council Tax Band = D

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.