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Plan produced using PlanUp.



MISREPRESENTATION ACT 1967.

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NO ONWARD CHAIN - This **FOUR BEDROOM FAMILY HOME** offers well-presented accommodation over **THREE FLOORS**, with **OFF-ROAD PARKING** to the front and an enclosed courtyard garden to the rear. The ground floor includes a porch, entrance hall, living room, and a spacious kitchen diner. The first floor offers three good-sized bedrooms and a modern family bathroom with a bath and separate shower. The top floor features a large principal bedroom. Externally, the property offers off-road parking for one vehicle to the front and an enclosed, low-maintenance courtyard garden to the rear.

NO ONWARD CHAIN - This FOUR BEDROOM FAMILY HOME offers well-presented accommodation over THREE FLOORS, with OFF-ROAD PARKING to the front and an enclosed courtyard garden to the rear. The ground floor includes a porch, entrance hall, living room, and a spacious kitchen diner. The first floor offers three good-sized bedrooms and a modern family bathroom with a bath and separate shower. The top floor features a large principal bedroom. Externally, the property offers off-road parking for one vehicle to the front and an enclosed, low-maintenance courtyard garden to the rear.

PORCH

uPVC door and two double glazed windows, two radiators, and wood-effect flooring.

HALLWAY

Built-in cupboards, radiator, oak flooring, under-stairs cupboard, and stairs to the first floor.



LIVING ROOM

14 x 11'7 (4.27m x 3.53m)
Two uPVC double glazed windows, gas fire, two radiators, and oak flooring.



KITCHEN DINER

13 x 20 (3.96m x 6.10m)
uPVC door and two double glazed windows, fitted base and

wall units with a wood-effect worktop over, space for a range cooker, stainless steel 1.5 bowl sink and drainer with mixer tap over, plumbing for a washing machine and dryer, radiator, and oak flooring.



FIRST FLOOR LANDING

Stairs to the second floor.

BEDROOM TWO

12'9 x 11'8 (3.89m x 3.56m)
Two uPVC double glazed windows, two radiators, and wood-effect flooring.



BEDROOM THREE

42'7" x 36'1"26'2" (13 x 11'8)
uPVC double glazed window, radiator, fitted wardrobes, and wood-effect flooring.



BEDROOM FOUR

10'5 x 7'10 (3.18m x 2.39m)
uPVC double glazed window, radiator, and wood-effect flooring.



BATHROOM

10'5 x 7'3 (3.18m x 2.21m)
uPVC double glazed window, bath with mixer tap over, enclosed corner shower cubicle with wall-mounted shower, wash basin with mixer tap over, WC with push flush, vertical radiator, ladder-style towel heater, tiled walls, and wood-effect flooring.



SECOND FLOOR

Double glazed Velux window.

BEDROOM ONE

15'9 x 11'4 (4.80m x 3.45m)
Two double glazed Velux windows, two radiators, built-in cupboards, and access to eaves storage space.



EXTERIOR

Parking to the front and enclosed courtyard garden to the rear.

NOTES

Tenure: Freehold
Council Tax Band: B
EPC Rating: D