



Located within a popular residential area, this THREE BEDROOM DETACHED home is presented to a high standard and offers spacious accommodation throughout. The property comprises an entrance hallway, living room, dining room, contemporary fitted kitchen with built-in appliances, rear porch, and utility room with access to the GARAGE. The first floor offers three bedrooms and a bathroom. Externally, the property features an enclosed rear garden as well as OFF-ROAD PARKING to the front.

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MISREPRESENTATION ACT 1967.

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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

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HALLWAY

uPVC door, radiator, porcelain tiled flooring, and stairs to the first floor.



LIVING ROOM

12'8 x 10'9 (3.86m x 3.28m)
uPVC double glazed window, multi fuel burner with a tiled hearth, radiator, and porcelain tiled flooring.



KITCHEN

17'3 x 6'6 (5.26m x 1.98m)
Two uPVC double glazed windows, contemporary fitted wall and base units with a quartz worktop over, four-ring induction NEFF hob, integral NEFF appliances including oven, microwave, and dishwasher. Integral wine cooler, sink with a mixer tap over, vertical radiator, Velux window, porcelain tiled flooring, and a uPVC door.



DINING ROOM

9'11 x 10'10 (3.02m x 3.30m)
uPVC double glazed double doors, multi fuel burner with a tiled hearth, vertical radiator, and porcelain tiled flooring.



WC

uPVC double glazed window, WC with a push flush, wash basin with a mixer tap over, electric wall-mounted heater, partially tiled walls, and tiled flooring.

REAR PORCH

uPVC door, timber door, double and glazed windows.

UTILITY ROOM

Plumbing for a washing machine and dryer, and access to the garage.

FIRST FLOOR LANDING

uPVC double glazed windows, and loft access.

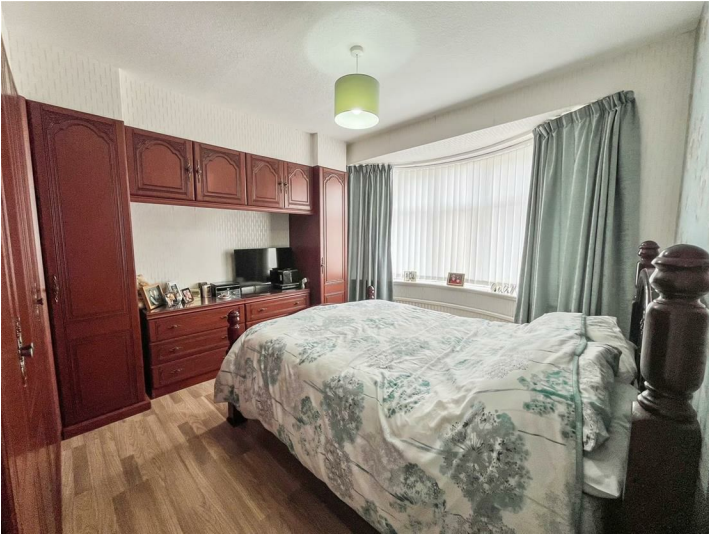
BEDROOM ONE

11'10 x 10'10 (3.61m x 3.30m)
uPVC double glazed window, radiator, and wood effect flooring.



BEDROOM TWO

10'7 x 10'10 (3.23m x 3.30m)
uPVC double glazed window, fitted wardrobes, radiator, and wood effect flooring.



BEDROOM THREE

7'11 x 6'6 (2.41m x 1.98m)
uPVC double glazed window, built in wardrobe, radiator, and wood effect flooring.



BATHROOM

7'11 x 6'6 (2.41m x 1.98m)
uPVC double glazed window, bath with a wall-mounted shower fitment over, WC with a push flush, wash basin with a mixer tap over, ladder-style radiator, tiled walls, and tiled flooring.



EXTERIOR

To the front of the property is a paved driveway providing ample off-road parking and access to the garage. Whilst to the rear is an enclosed low maintenance paved garden.



GARAGE

16'6 x 13'3 (max) (5.03m x 4.04m (max))
Up and over garage door, three windows, and light and power.

NOTES

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