



VIEWING ESSENTIAL. Situated within a popular development this well presented **FOUR BED SEMI-DETACHED** townhouse is set over three floors and comprises an entrance hallway, open plan kitchen diner/sunroom, utility room, **GROUND FLOOR WC**, four bedrooms, en-suite, and family bathroom. Externally, there is ample **OFF ROAD PARKING** with **TWO DRIVEWAYS** and low-maintenance gardens to both the front and rear.

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HALLWAY

Timber door, radiator, wood effect flooring, and stairs to the first floor.

KITCHEN

12 x 12'11 (3.66m x 3.94m)

A range of fitted wall and base units, breakfast bar, four ring gas hob, integral oven, sink and drainer with a mixer tap over, plumbing for a dishwasher, radiator, tile effect flooring, and open to the conservatory.



SUN ROOM / DINING ROOM

10'1 x 9'3 (3.07m x 2.82m)

Open from the kitchen with UPVC double glazed double doors giving access to the rear yard. UPVC double glazed windows, radiator, tiled effect flooring, and two double glazed Velux windows.



UTILITY ROOM

9'11 x 4 (3.02m x 1.22m)

UPVC double glazed windows, plumbing for a washing machine, vertical radiator, and tiled walls.

BEDROOM FOUR/SITTING ROOM

9'6 x 8'8 (2.90m x 2.64m)

UPVC double glazed window and a radiator.



CLOAKROOM / WC

WC with a push flush, washbasin with a chrome mixer tap over, radiator, and wood effect flooring.

FIRST FLOOR LANDING

Stairs to the second floor.

LIVING ROOM

9'11 x 12'11 (3.02m x 3.94m)

Two UPVC double glazed windows and a radiator.



BEDROOM ONE

9'11 x 12'11 (3.02m x 3.94m)

(currently used as an additional bedroom) Two UPVC double glazed windows and a radiator.



SECOND FLOOR LANDING

Built in cupboard and a radiator.

BEDROOM TWO

9'11 12'11 (maximum) (3.02m 3.94m (maximum))

UPVC double glazed window, built-in wardrobe, loft access, and a radiator.



EN SUITE

4'6 x 5'10 (1.37m x 1.78m)

Walk-in shower cubicle with a chrome shower fitment, WC with a push flush, washbasin with a mixer tap over, ladder style radiator, tiled walls, and wood effect flooring.



BEDROOM THREE

9'11 x 5'11 (3.02m x 1.80m)

Double glazed Velux window, built in cupboard, and a radiator.



BATHROOM

5'7 x 6'8 (1.70m x 2.03m)

Double glazed Velux window, bath with a shower fitment over, WC with a push flush, washbasin with a mixer tap over, ladder style radiator, partially tiled walls, and wood effect flooring.



EXTERIOR

To the front of the property is an enclosed low-maintenance artificial grass lawn and off-road parking for two vehicles. To the rear, there's a generously sized flagged garden with side gate plus an **ADDITIONAL DRIVEWAY** with parking space and a timber shed.



NOTES

The property is believed to be **FREEHOLD**, subject to solicitor verification. Council Tax Band: C EPC Rating: C