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A very well presented semi detached property situated within a popular development. Offering accommodation set over three floors including; porch, hall, living room, WC, dining room, fitted kitchen, **THREE GOOD SIZED BEDROOMS** (master with en-suite) and a family bathroom. Externally there is driveway parking, a single garage and a **GOOD SIZED REAR GARDEN**.

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A very well presented semi detached property with single GARAGE situated within a popular development. Offering accommodation set over three floors including; porch, hall, living room, WC, dining room, fitted kitchen, THREE GOOD SIZED BEDROOMS (master with en-suite) and a family bathroom. Externally there is driveway parking, a single garage and a GOOD SIZED REAR GARDEN.

### ENTRANCE PORCH

Double glazed entrance door, cloaks hanging space, ceiling coving, opening onto;

### HALLWAY

Stairs to first floor, radiator, ceiling coving.

### LIVING ROOM

14'7 x 12'6 (4.45m x 3.81m)

Double glazed window, two radiators, fireplace with marble effect surround and electric fire.



### DOWNSTAIRS WC

Low level WC, circular wash hand basin with mixer tap, wood flooring, frosted double glazed window, part tiled walls.

### DINING ROOM

8'4 x 8'1 (2.54m x 2.46m)

Double glazed French doors to garden, radiator, ceiling coving, wood flooring, opening onto;

### FITTED KITCHEN

9'0 x 7'0 (2.74m x 2.13m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, fitted oven with four ring gas hob and extractor above, space for fridge/freezer, space for washing machine, cupboard housing central heating boiler, tiled flooring, concealed lighting.



### FIRST FLOOR LANDING

Radiator, double glazed window, ceiling coving.

### BEDROOM TWO

15'9 x 8'3 (4.80m x 2.51m)

Two double glazed windows, two radiators, ceiling coving.



### SHOWER ROOM

Double walk in shower cubicle with shower fittings over, vanity wash hand basin with cupboards beneath, enclosed cistern WC, tiled walls, heated towel rail, tiled flooring.



### INNER LANDING

With stairs to second floor, double glazed window and door leading to;

### BEDROOM THREE

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

Double glazed window, radiator, ceiling coving.



### SECOND FLOOR MASTER BEDROOM

18'10 x 15'9 maximum (5.74m x 4.80m maximum)

Two radiators, two double glazed windows, fitted wardrobes, access to roof void and door leading to;



### EN-SUITE

Shower cubicle with shower fittings over, enclosed cistern WC, vanity wash hand basin with drawer beneath, heated towel rail, tiled flooring, part tiled walls, airing cupboard.



### EXTERNALLY

To the front of the house there is a driveway providing off road parking and leading to the garage. There is also a garden frontage.

The rear of the property offers a good sized garden with patio area leading to the main garden, laid to lawn with borders and secondary patio area, enclosed boundaries.



### GARAGE

Up and over door, electric power and lighting.