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Plan produced using PlanUp.



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.

MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

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