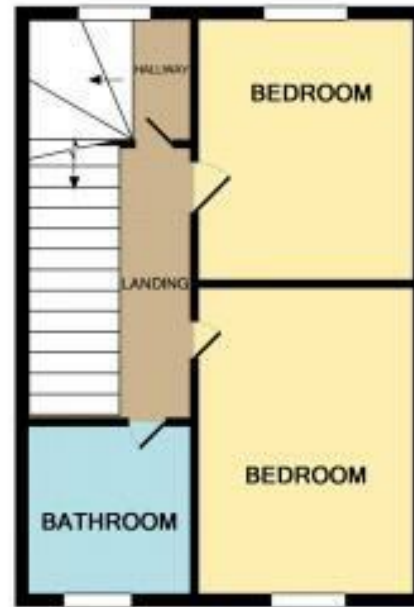
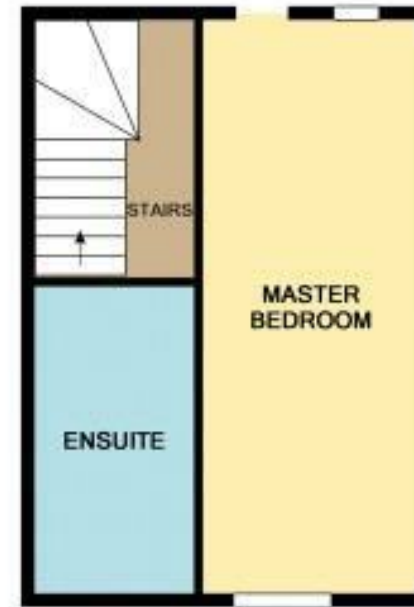




GROUND FLOOR
APPROX. FLOOR
AREA 28.3 SQ.M.
(305 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 28.3 SQ.M.
(305 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 28.3 SQ.M.
(305 SQ.FT.)

TOTAL APPROX. FLOOR AREA 84.9 SQ.M. (914 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MISREPRESENTATION ACT 1967.

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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.
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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.

Reach new heights with this stunning three storey town house on the popular WINNINGTON VILLAGE estate. Built by David Wilson Homes this property is beautifully presented throughout and this deceptively spacious property is the perfect family home. With accommodation that includes: hallway, WC, kitchen and lounge / dining room to the ground floor, two bedrooms and bathroom to the first floor and a fabulous master suite with ensuite to the third floor this property is not to be missed. Call us on 01606 41318 to book your viewing.

ENTRANCE HALLWAY

Accessed via double glazed front entrance door. Radiator. Laminate Floor. Stairs to first floor. Doors to WC, Kitchen & Lounge.

WC

5'4" x 2'7" (1.65 x 0.79)

Fitted with a two piece white suite which includes: low level and wash hand basin. Laminate floor. Radiator.

LOUNGE / DINING ROOM

15'5" x 14'6" (4.70 x 4.42)

Double glazed french doors to the rear elevation. Laminate floor. Two radiators. Under stairs storage cupboard.

KITCHEN

10'7" x 8'2" (3.25 x 2.51)

Fitted with a range of wall, drawer and base units with splash back tiling and worksurfaces above. Integrated fridge freezer, single high level oven, four ring gas hob and extractor fan. Space for Washing Machine & Dishwasher. Tiled floor. Radiator. Double glazed window to the front elevation. Cupboard housing boiler.

FIRST FLOOR LANDING

Airing Cupboard. Doors to family bathroom, bedrooms and rear staircase (accessing the master suite)

BEDROOM TWO

11'8" x 9'1" (3.56 x 2.77)

Double glazed window to the front elevation. Radiator. Fitted wardrobes.

BEDROOM THREE

10'0" x 8'5" (3.07 x 2.59)

Double glazed window to the rear elevation. Radiator. Fitted wardrobes

BATHROOM

8'3" x 6'0" (2.54 x 1.85)

Fitted with a four piece suite which includes: Low level WC, wash hand basin, panelled bath and seperate shower cubicle. Part tiled walls. Heated towel rail. Extractor fan. Double glazed window to the front elevation.

MASTER SUITE

20'2" x 15'5" (6.15 x 4.70)

Rear Hallway accessed from the first floor landing with double glazed window to the rear elevation and stairs rising to the master suite. Two velux windows to the rear elevation and double glazed window to the front elevation. Two radiators. Built in wardrobes. Door to Ensuite.

ENSUITE

8'0" x 3'8" (2.46 x 1.14)

Fitted with a three piece suite including: Low level WC, wash hand basin and shower cubicle. Part tiled walls. Heated towel rail. Shaver point.

EXTERNALLY

To the front elevation there is off road parking for two cars. To the rear elevation there is an enclosed garden with feature patio leading to an astrourfed lawned area. Rear access gate.

INTRODUCTION

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