



Total area: approx. 90.0 sq. metres (968.7 sq. feet)



MISREPRESENTATION ACT 1967.

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Abacadabra!!! Alakazam!! Here at Wright Marshall we have pulled a rabbit out of a hat here for you!! The current owners have waved their magic wand and completely transformed this fabulous three bedroomed semi detached property. With accommodation including entrance porch, hallway, lounge, kitchen diner and conservatory to the ground floor and three bedrooms and family bathroom to the first floor. Externally there in an enclosed garden to the rear elevation and driveway providing off road parking to the front elevation. This property is no Hocus pocus.... call now on 01606 41318 and book your viewing and be sure not to miss out!

INTRODUCTION

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ENTRANCE PORCH

5'6" x 2'7" (1.70 x 0.79)

Accessed via double glazed front entrance door. Double glazed windows to the front & side elevation. Laminate flooring. Wooden entrance door leading to the hallway.

HALLWAY

11'5" x 6'9" (3.48 x 2.06)

Stairs to the first floor. Laminate flooring. Radiator. Under stairs storage cupboard. Doors to Lounge & Kitchen.

LOUNGE

13'1" x 11'3" (4.01 x 3.43)

Double glazed window to the front elevation. Radiator.

KITCHEN DINER

17'7" x 9'4" (5.38 x 2.87)

Fitted with a range of wall, drawer and base units with work surfaces above and LED kick board lighting below. Inset stainless steel sink and drainer unit with mixer tap. Space for Dishwasher and Fridge Freezer. Inset electric oven with four ring gas hob above. Cupboard housing boiler. Laminate Flooring. Part tiled walls. Double glazed access door to the side elevation. Double glazed window to the rear elevation. Double wooden doors leading to the conservatory.

CONSERVATORY

9'10" x 9'4" (3.00 x 2.87)

Double glazed window to three elevations. Double glazed French doors the rear elevation. Tiled floor. Ceiling fan / Light.

LANDING

Double glazed window to the side elevation. Loft access. Doors to all bedrooms and bathrooms.

MASTER BEDROOM

12'0" x 10'11" (3.68 x 3.35)

Double glazed window to the front elevation. Radiator.

BEDROOM TWO

10'2" x 9'4" (3.10 x 2.87)

Double glazed window to the rear elevation. Radiator.

BEDROOM THREE

8'2" x 7'1" (2.49 x 2.18)

Double glazed window to the rear elevation. Radiator. Range of fitted mirrored wardrobes.

FAMILY BATHROOM

Fitted with a three piece white suite which includes: Low level WC, Wash hand basin and panelled bath with glass shower screen and rainfall shower above. Tiled walls and floor. Heated towel rail. Inset spotlights. Double glazed window to the front elevation.

EXTERNALLY

To the front elevation there is a driveway providing off road parking. To the rear elevation there is a fully enclosed garden with decked area leading to a paved patio, Lawned garden and further decked area. There is also the added benefit of a Garden Shed and outside water tap.

GARAGE

17'1" x 7'8" (5.23 x 2.36)

Up and over door to the front elevation. Courtesy door to the rear elevation. Window to the side elevation. Power & Light. Built in utility cupboard providing space for washing machine and tumble dryer above.