



**EARLY VIEWING RECOMMENDED.** A well presented and deceptively spacious modern mews style property situated within a cul de sac location and benefitting from **OFF ROAD PARKING** together with double glazing and central heating. Comprising; hallway, WC, living room, fitted dining kitchen, **THREE BEDROOMS** and fitted bathroom. Externally there is driveway parking together with an enclosed rear garden.

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**ENTRANCE HALLWAY**

Double glazed entrance door, radiator, double glazed window, wood effect flooring, stairs to first floor, under stairs storage cupboard with lighting.



**LIVING ROOM**

13'1 x 11'11 (3.99m x 3.63m)

Double glazed French doors leading to garden, double glazed window, radiator, marble effect fire surround with wall mounted electric fire. surround.



**FITTED DINING KITCHEN**

11'10 x 9'6 (3.61m x 2.90m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, glass fronted display units, single drainer sink unit with mixer tap, fitted fridge/freezer, space for washing machine, concealed lighting, fitted oven with four ring gas hob and extractor above, fitted breakfast bar, double glazed window, radiator, wood effect flooring.



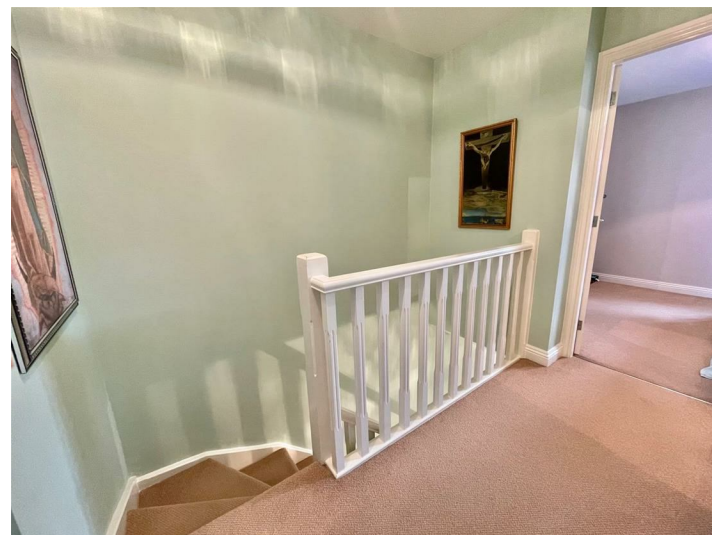
**DOWNSTAIRS WC**

Enclosed cistern WC, wash hand basin with tiled splash back, extractor fan, wood effect flooring, radiator and cloaks hanging space.



**FIRST FLOOR LANDING**

Access to roof void with loft ladder, partially boarded with lighting. (central heating boiler is located within the loft space).



**BEDROOM ONE**

13'2 x 8'11 (4.01m x 2.72m)

Double glazed window, radiator.



**BEDROOM TWO**

11'6 x 8'11 to wardrobe fronts (3.51m x 2.72m to wardrobe fronts) Double glazed window with roof top views of surrounding countryside, radiator, built in wardrobe.



**BEDROOM THREE**

9'0 x 7'9 (2.74m x 2.36m)

Double glazed window with roof top views of surrounding countryside, radiator.



**FITTED BATHROOM**

Panelled bath with centre tap and shower fittings over, enclosed cistern WC, wash hand basin, radiator, part tiled walls, tiled flooring, extractor fan, two electric ports.



**EXTERNALLY**

To the front of the house there is a block paved double driveway providing off road parking together with borders. There is also one on road parking space located opposite the house.

The rear of the property offers a pleasant garden with patio area, laid to lawn with borders, secondary patio, timber shed and enclosed boundaries.

Please note; The property has outside lighting to both front and back together with a wired CCTV system with remote access.

