



MISREPRESENTATION ACT 1967.

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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.

An impressive, well presented semi-detached home situated in a sought after area. Presented to a high standard by its current owners, the property comprises an entrance hallway, a spacious living room opening to a dining room and sunroom. The kitchen offers a range of fitted units along with NEFF appliances. Completing the ground floor is a WC located under the stairs. On the first floor are three good-sized bedrooms, two of which are doubles, as well as a larger than average bathroom. Externally, the property offers a block paved driveway at the front, providing ample off-road parking and access to the detached garage. To the rear, there is an extensive enclosed garden featuring a patio, water feature, pond, and a good-sized lawn backing onto open fields.

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HALLWAY

Composite door and double glazed window, radiator, Karndean flooring, and stairs to the first floor.



LIVING ROOM

13'9 x 12'2 (max) (4.19m x 3.71m (max))
UPVC double glazed bay window, radiator, and open to the dining room.



DINING ROOM

12'3 x 11'01 (3.73m x 3.38m)
Radiator, Karndean flooring, and open to the sunroom.



SUN ROOM

10'11 x 10;10 (max) (3.33m x 3.05m;3.05m (max))
UPVC double glazed double doors and windows, two radiators, and Karndean flooring.



KITCHEN

13'5 x 7'3 (4.09m x 2.21m)
UPVC door and two double glazed windows, fitted units with granite worktop, four-ring NEFF hob with a NEFF extractor fan over, integral NEFF oven, grill, microwave, and warming drawer. Stainless steel sink with a mixer tap over, Integral NEFF dishwasher, integral washing machine, space for a fridge freezer, radiator, and tiled flooring with underfloor heating.



WC

UPVC double glazed window, WC with a push flush, washbasin with a mixer tap over, tiled walls, and Karndean flooring.

LANDING

UPVC double glazed window and access to the fully boarded out loft space.

BEDROOM ONE

10'11 x 11'01 (3.33m x 3.38m)
UPVC double glazed bay window and two radiators.



BEDROOM TWO

12'2 x 11'01 (3.71m x 3.38m)
UPVC double glazed windows, radiator, and a built in wardrobe.



BEDROOM THREE

6'8 x 7'2 (2.03m x 2.18m)
UPVC double glazed window and a radiator.



BATHROOM

8'7 x 7'2 (2.62m x 2.18m)
Two UPVC double glazed windows, corner shower cubicle with a wall mounted fitment, bath with a mixer tap, WC with a push flush, washbasin with a mixer tap, ladder style radiator, combi boiler, tiled walls, and wood effect flooring.



EXTERIOR

To the front of the property is a block-paved driveway providing ample parking space as well as access to the detached garage. To the rear is an enclosed garden backing onto open fields consisting of a patio, pond, water feature, and an extensive lawn garden.



GARAGE

18 x 9'1 (5.49m x 2.77m)
Electric up and-over garage door, UPVC door to the side, and light and power.

NOTES

The property is believed to be Freehold, subject to solicitor verification.
Council Tax Band: D
EPC Rating: TBC