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Price £1,300 pcm

To Let



SUPERBLY presented 3 BEDROOM family home. APPROX 17`5 Lounge. APPROX 13`10 Kitchen / Breakfast Room. Down stairs CLOAK ROOM. First floor bathroom. Double Glazed. Gas Heating to Radiator. EXTRA WIDE GARAGE / GYM. Front and rear GARDENS. OFF ROAD PARKING. UNFURNISHED.



Part glazed wooden front door to :-

PORCH

Multi glazed casement window to front aspect. Double glazed door to :-

CLOAKROOM

Recently refitted in white with chrome fittings, comprising contemporary sink unit with mixer tap. Colour co-ordinated roll top work surfaces with tiled splash back and storage under. Low level WC with concealed cistern Chrome recessed ceiling lights. Double glazed casement window to rear aspect.

LOUNGE 17'5" (5.31m) x 12'5" (3.78m)

Double glazed casement window to front aspect. Chrome recessed ceiling lights. Coving. Stairs to first floor. Understairs storage cupboard.

KITCHEN/BREAKFAST ROOM 13'10" (4.22m) x 11'5" (3.48m)

Recently refitted with a 1½ bowl single drainer sink unit with mixer tap and a range of matching wall and floor mounted units comprising both cupboards and drawers with the added benefit of matching cornices, pelmets, plinths and concealed lighting. Glass display cupboards and pan drawers. Color co-ordinated roll top work surfaces and part tiled walls. Matching breakfast bar. Gas hob with matching stainless steel glass extractor over. Integrated slimline dishwasher. Utility area with matching wall and floor mounted units with colour co-ordinated roll top work surfaces with automatic washing machine under. Space for fridge freezer. Tiled floor. Chrome recessed ceiling lights. Radiator. Double glazed patio doors opening to rear garden.

FIRST FLOOR

LANDING

Access to boarded loft space with light via pull down loft ladder. Large shelved storage cupboard housing wall mounted gas boiler. Chrome recessed ceiling lights.

BEDROOM 1. 12'9" (3.89m) x 10'11" (3.33m)

Double glazed casement window to rear aspect. Mirror fronted built in wardrobe to one wall. Radiator.

Chrome recessed ceiling lights. Coving.

BEDROOM 2. 13'5" (4.09m) x 9'7" (2.92m)

Double glazed casement window to front aspect. Radiator. Chrome recessed ceiling light.

BEDROOM 3. 7'9" (2.36m) x 7'8" (2.34m)

Double glazed casement window to rear aspect. Radiator. Chrome recessed ceiling lights.

BATHROOM 6'8" (2.03m) x 6'5" (1.96m)

Recently refitted in white in a contemporary style and comprising panelled bath with mixer tap and shower attachment. Glass shower screen. Inset wash hand basin with mixer tap, roll top work surfaces with storage under, low level WC with concealed cistern. Fully tiled walls. Chrome heated towel rail. Chromed recessed ceiling lights. Double glazed casement window to rear aspect.

OUTSIDE

PARKING

Off road parking facilities.

DOUBLE WIDTH GARAGE/GYM 19'8" (5.99m) x 14'11" (4.55m)

Electric up and over door. Power and light. TV point. Double glazed door opening to rear garden.

FRONT GARDEN

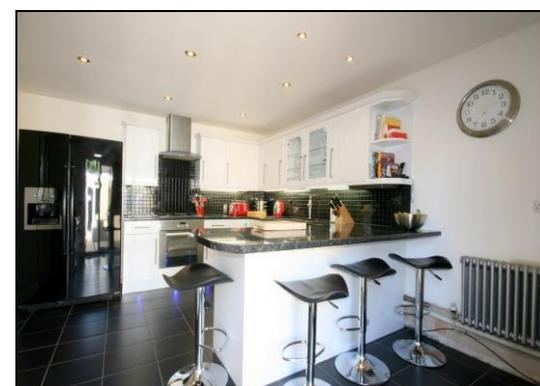
Well arranged and private with hedging to front and side of property, otherwise mainly laid to lawn. Wood chipped seating area. Outside light. Path to front door.

REAR GARDEN

Arranged with low maintenance in mind with a paved area and path leading to secure gated rear access. Outside light. Fenced boundaries.

EPC-D

HR1378



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