



## Manorbier Close, offers over £300,000

- NO CHAIN
- 3 BED DETACHED
- LARGER THAN AVERAGE PLOT
- Council Tax Band - E
- GARAGE TO REAR
- EPC Rating: C



 3  1  3



## About the property

Presenting an immaculate detached residence, now available for sale, located in a charming village, with local amenities close at hand. This property offers an exceptional living standard and is sure to appeal to discerning buyers.

Internally, the property features a single yet spacious reception room that serves as the perfect setting for relaxing and entertaining. The welcoming atmosphere is further enhanced by the carefully chosen decor and the abundance of natural light that streams through the windows.

The property boasts a well-equipped kitchen, complete with all the modern conveniences one would expect in a home of this caliber. The kitchen also benefits from a dedicated dining space, making it an ideal place for family meals or entertaining guests. There is also a ground floor cloakroom.

The residence offers three well-proportioned bedrooms, providing ample space for rest and relaxation, master bedroom having en suite. Each room has been well maintained to ensure a comfortable and peaceful environment for the occupants. The property also includes a well-appointed bathroom, adding to the overall convenience and functionality of the home. There is also a garage situated to the rear of the



## Accommodation

### Hallway

### Cloakroom

### Living Room

20' 7" max x 10' 1" max ( 6.27m max x 3.07m max )

### Kitchen/ Diner

17' max x 10' 1" max ( 5.18m max x 3.07m max )

### Landing

### Bedroom One

15' plus wardrobe x 13' 3" max ( 4.57m plus wardrobe x 4.04m max )

### Ensuite

### Bedroom Two

9' 2" x 8' 9" ( 2.79m x 2.67m )

### Bedroom Three

8' 9" x 7' 5" ( 2.67m x 2.26m )

### Bathroom

### Front And Rear Garden

### Garage

17' 5" max x 13' 5" max ( 5.31m max x 4.09m max )

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## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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