



 **FOWLERS**
ESTATE AGENTS



£340,000

A semi-detached family house situated towards the entrance of this modern residential location with a small meadow to the front having an abundance of wild flowers, making for a very pleasant outlook. The property's good sized entrance hall has a cloakroom with living room running the full width of the property, and double glazed double opening doors leading to the garden. The kitchen/dining room is very well equipped with numerous integrated appliances. On the first floor the landing gives access to three good sized bedrooms, with the master bedroom having an en-suite and there is also an additional family bathroom. The property benefits from gas fired heating to radiators and double glazed windows. To the outside the property has a car barn adjacent to the property and there is an additional parking space. The rear garden has a patio, lawn and timber store. The property is built to recent building regulations which give it a very high degree of sound and heat insulation and this is enhanced by solar panels to the front roof elevation.



Hall

Turning staircase to first floor with oak balustrade, radiator.

Cloakroom

White suite comprising: concealed cistern w.c., wash hand basin with tiled splash back, tiled floor, radiator, extractor fan, double glazed window.

Living Room

Running the full width of the property with double glazed double opening doors leading to rear garden, further double glazed window, two radiators, and cupboard.

Kitchen

Fitted with a range of high gloss fronted units with contrasting granite effect work surfaces and comprising: full length work surface with inset one and a half bowl stainless steel sink unit with mixer tap having base cupboards and drawers under, integrated dishwasher, space and plumbing for washing machine, further matching work surface with inset four ring gas hob, stainless steel splash back and matching stainless steel extractor hood, integrated oven, fitted fridge/freezer, range of

matching eye-level units, concealed gas fired boiler, tiled floor, radiator, double glazed window, recessed spot lights.

Landing

Access to roof space, airing cupboard housing hot water tank with pressurised system.

Master Bedroom

Outlook to front over small meadow, two fitted wardrobes, radiator, double glazed window, door to:

En-suite

Step-in shower cubicle with mixer shower, wash hand basin with mixer tap, shaver point to side, concealed cistern w.c., double glazed window, extractor fan.

Bedroom Two

Radiator, double glazed window.

Bedroom Three

Radiator, double glazed window.

Family Bathroom

White suite comprising: panelled bath with mixer tap and shower attachment and fitted shower screen, wash hand basin with mixer tap, concealed cistern w.c., shaver point, heated towel rail, tiled floor, extractor fan.

Outside

Car Barn

Situated adjacent the property is timber framed and enclosed on three sides car barn with an open front, pitched roof.

Additional Parking

Situated alongside the property is a further allocated parking space.

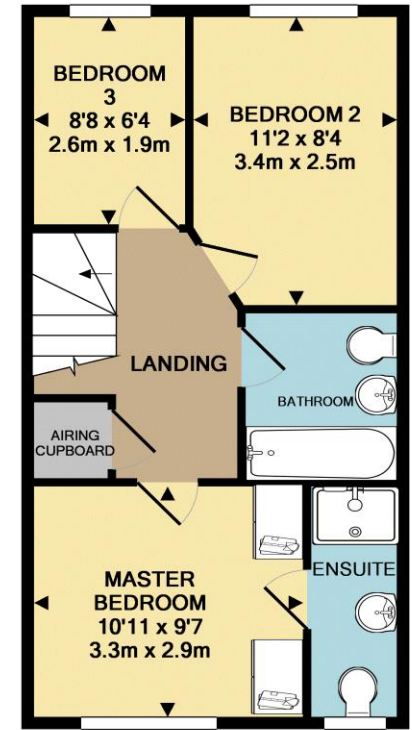
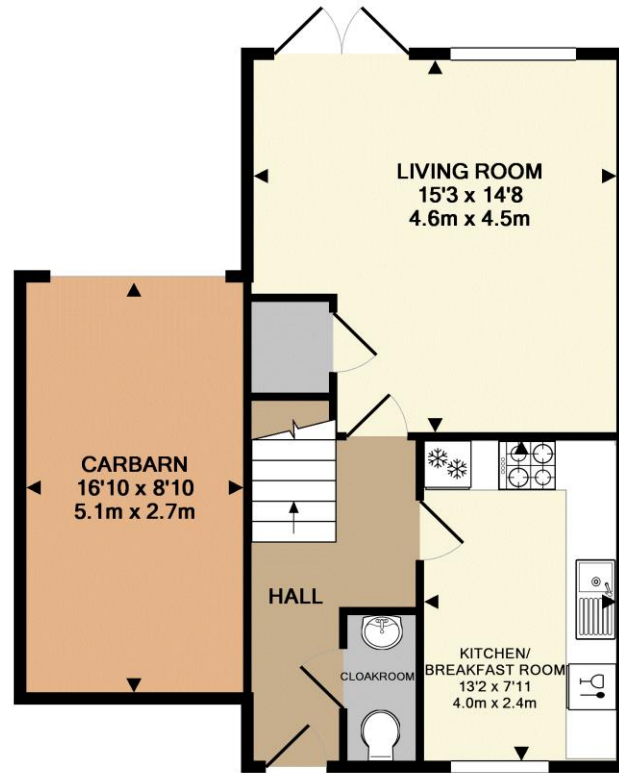
Front Garden

To the front of the property is a path with flower planting immediately adjacent the property.

Rear Garden

Adjacent the property is a patio with the remainder of the garden almost entirely laid to lawn with a path running along one side which leads towards the rear boundary where there is a timber garden store. A gate gives access to the car barn and parking space.

EPC RATING=B



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Managing Director:
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2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

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