



Trafalgar Close, offers in the region of £330,000

- Popular location edge of Town
- Open plan Sitting/Dining Area
- Study overlooking front aspect
- Well proportioned Bedrooms (1 Ensuite)
- Lawned rear garden, Driveway parking to front
- EPC Rating: C



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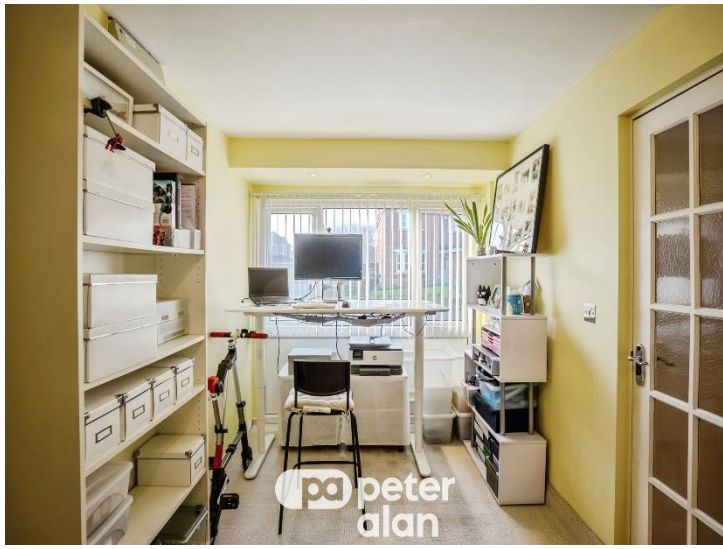


About the property

Situated within a sought after and established close. A particular feature of the property is the converted integral garage which provides a comfortable Study. Well maintained both internally and externally. Driveway parking and attractive rear garden.

Enjoying a pleasant aspect towards the far end of a popular established development, on the edge of Town. Attractive design with driveway parking to front and adjacent lawned area. Internally the accommodation comprises; Entrance Hall with door leading into Sitting Room, open plan through to the Dining Area, which overlooks the rear garden. Door through to; modern fitted Kitchen, also overlooking rear garden. Secondary door leading to Inner Hall, with further door to reception area. Cloakroom with W.C. Staircase to first floor. From the Sitting Area is a door opening through to a sizeable feature Study, (previously an integral garage), useful partition wall providing concealed storage, window to front with distant views beyond the neighbourhood. On the First Floor, Landing, doors to following; Main Bedroom with Ensuite Shower Room, two further Bedrooms and a Bathroom. Outside, the rear garden is mainly laid to lawn and enjoys a pleasant aspect, with paved terrace area and garden store.





Accommodation

Entrance Hall

Cloakroom

Study

14' approx. x 7' 6" (4.27m approx.. x 2.29m)
Plus Storage area.

Sitting Room

16' 9" x 11' (5.11m x 3.35m)

Dining Room

9' 6" x 9' 4" (2.90m x 2.84m)

Kitchen

9' 3" x 7' 9" (2.82m x 2.36m)

On First Floor

Bedroom One

11' 5" x 11' 1" (3.48m x 3.38m)

Ensuite Shower Room

Bedroom Two

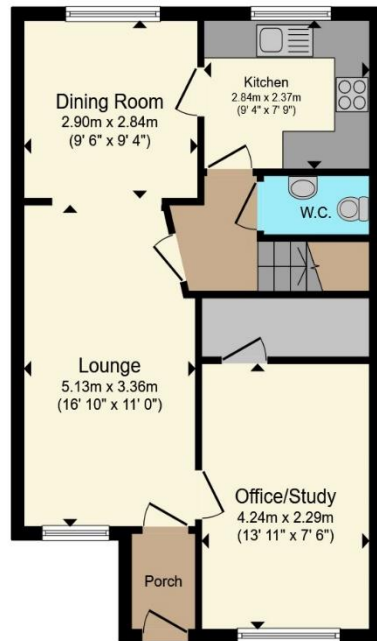
11' 5" x 9' 4" (3.48m x 2.84m)

Bedroom Three

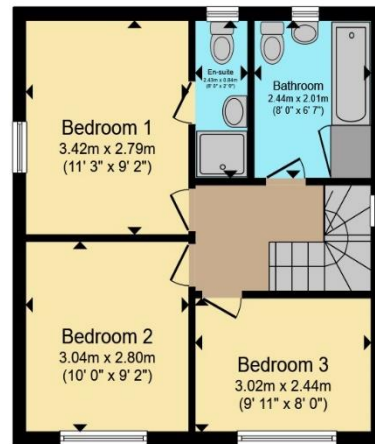
8' 9" x 6' 6" (2.67m x 1.98m)

Bathroom

Floorplan



Ground Floor



First Floor

Total floor area 93.3 m² (1,004 sq.ft.) approx

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.propertybox.io



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