



## Cardigan Crescent, offers in excess of £270,000

- Enjoy modern, stylish living in this detached three bedroom home
- Sociable kitchen/diner perfect for family meals and entertaining
- Relax and unwind in a comfortable lounge, with access to the rear garden
- Spend time outdoors in the fully enclosed rear garden
- Benefit from a garage and driveway, offering ample off-road parking
- Conveniently located for local amenities, schools and the train station
- EPC Rating: E



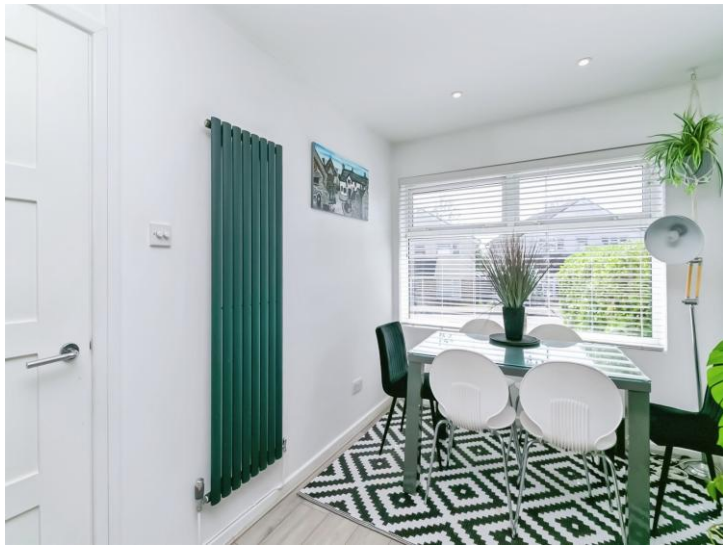
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## About the property

Improved by the current owners, this modern and stylish home in the popular Boverton area offers well-presented accommodation, an enclosed rear garden, garage and driveway, all within easy reach of local amenities, schools and the train station.





## Accommodation

### Hallway

UPVC double glazed front door to inner porch, Doorway to lounge. Small window to the side.

### Lounge

19' 3" x 13' ( 5.87m x 3.96m )

UPVC double glazed window to the front. Doors leading into garden and kitchen/diner, carpeted stairs to the first floor level with glass effect balustrade. Feature fireplace with surround and hearth. Laminate flooring, radiator.

### Kitchen / Diner

25' 7" x 8' 1" ( 7.80m x 2.46m )

Modern kitchen fitted with range of base and wall units with contrasting worksurfaces over. Stainless steel sink and drainer with mixer tap over. Built-in electric ovens and microwave. Five ring gas hob with extractor hood over. Integrated fridge/freezer, washing machine, dishwasher and wine fridge. uPVC window to the rear. Dining area with space for furniture, uPVC window to the front. Radiator, laminate flooring, spot lights and power.

### Landing

Doors leading to all bedrooms and family bathroom, access to loft space.

### Bedroom One

12' 11" x 11' 9" ( 3.94m x 3.58m )

UPVC window overlooking the front. Fitted cupboards, carpeted flooring, radiator.

### Bedroom Two

9' 10" x 6' 2" ( 3.00m x 1.88m )

Window overlooking the rear, fitted cupboard. Carpeted flooring, radiator.

### Bedroom Three

9' 2" x 8' 3" ( 2.79m x 2.51m )

UPVC window overlooking the front. Carpeted flooring, radiator.

### Bathroom

Fitted with a three piece suite comprising; low level WC, wash hand basin in vanity unit, panelled bath with shower over and glass screen. UPVC obscure window to the rear of the property. Radiator.

### Front Garden

Low maintenance block paved driveway leading to the garage. Parking for multiple vehicles and gated access to the rear.

### Rear Garden

To the rear is a fully enclosed garden with a patio area providing space for garden furniture stepping up onto a lawned area with mature planting of hedge and shrubs with a secondary patio area to the rear.

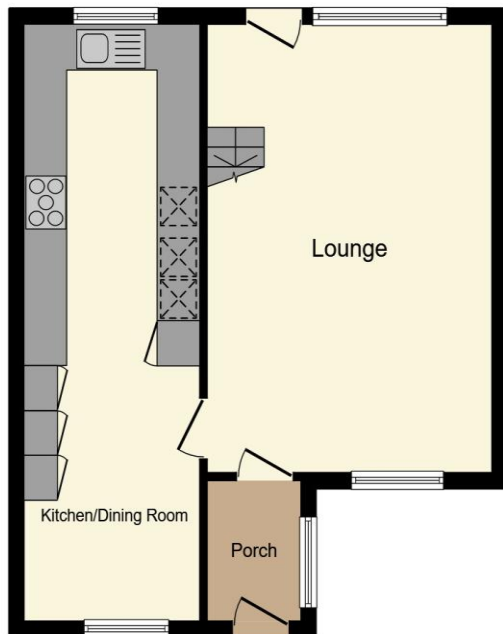
### Garage

Fitted with an up and over door. Electric supply.

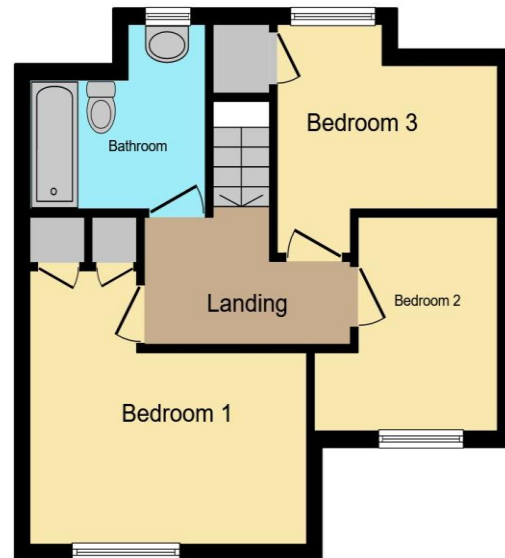
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## Floorplan



**Ground Floor**



**First Floor**

Total floor area 84.9 m<sup>2</sup> (914 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](http://www.propertybox.io)

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