



Elstob Way

Offers in the Region of **£300,000**

- Comfortable family home with views to rear
- Cloakroom and ground floor Bedroom 4
- Open Plan Kitchen/Dining Area with Utility
- Well proportioned first floor
- Extensive rear garden, driveway parking
- EPC Rating: C





About the property

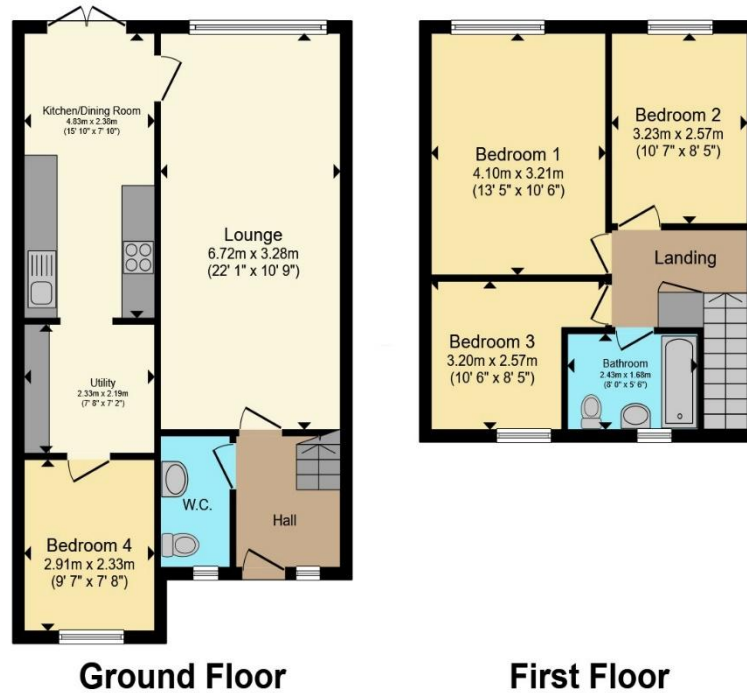
Enjoying a larger than average rear garden, converted garage providing superb ground floor Bedroom 4. Additional fitted Utility area leading from the Kitchen, providing extensive open plan area. Driveway tandem parking to front.

Situated on the edge of Town, enjoying delightful views across neighbouring gardens and distant countryside beyond. Well proportioned, updated home benefitting from an additional reception room or Bedroom 4 to the ground floor. In more detail the accommodation comprises; Entrance Hall with Cloakroom/WC. Sitting Room with wood effect flooring and sliding doors opening out to rear paved terrace. Door leading into impressive Kitchen/Dining Area which also enjoys a pair of doors opening out into the sizeable rear garden. Fitted base and wall mounted units comprising cupboards and drawers, with oven with hob. The open plan room incorporates a much sought after Utility area, which doubles as a privacy lobby with door leading through to a superb modern ground floor Bedroom, with front aspect and wood effect flooring. On the first floor, Bathroom with modern suite including attractive feature vanity fitment with basin. Wood effect flooring flows through the three Bedrooms, two of which overlook the rear, appreciating distant views beyond. Outside the enclosed larger than average garden is mainly set to the rear, with extensive lawned area and useful garden storage shed set to the far end, with adjacent area ideally designated to creating a seating area. With additional raised terrace along the back of the house, bordered by low level wall, providing an ideal entertaining area from the house. Set to the front is a lawned area alongside the convenient driveway parking.





Floorplan



Total floor area 93.4 m² (1,006 sq.ft.) approx

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