



3 bedroom
Detached
House located
in an attractive
cul-de-sac with
a fabulous rear
garden.

Asking Price Of
£399,950





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FULL DESCRIPTION

THE PROPERTY

A well proportioned three bedroom detached house located on the fringe of Baginton with nature walks and public houses on your doorstep. The property occupies an enviable position at the head of this well regarded cul de sac. Benefiting double glazing and gas central heating you approach across a tarmacadam driveway that leads to the side garage and front door. Leading into the vestibule with cloakroom off and a further door into the L-shaped lounge with dual aspect windows and stairs to the first floor landing. The kitchen is fitted with wood fronted units and has a built in larder, oven, hob and extractor. From the kitchen there is a sun room and verandas onto the rear garden. On the first floor are three bedrooms and wet room. The rear garden is a gardeners dream. With the lawn that wraps around to the side of the house with patios, raised pond and greenhouse.

VESTIBULE

Accessed through a wooden door with side light window. Further door into the lounge and the cloakroom.

CLOAKROOM

With a close coupled wc, wash hand basin, double radiator and a uPVC double glazed window to the fore.

LOUNGE/DINING ROOM

16' 11" x 19' 3" (5.18m x 5.88m)

This dual aspect room has a focal point provided by a tiled fireplace with an Adams style surround and housing a living flame gas fire. Radiator, low level uPVC double glazed windows to the rear and further window to

the fore. Stairs rise to the first floor landing.

FITTED KITCHEN

11' 9" x 7' 11" (3.59m x 2.42m)

Fitted with a range of wood fronted wall and base units. The base units have a wood trimmed counter with an inset single drainer sink unit set beneath the twin uPVC double glazed windows to the fore and tiled splashbacks. There is an integrated dishwasher, oven and matching gas hob set beneath an extractor canopy. Space for an upright fridge freezer and a larder unit and space for an automatic washing machine. A door opening leads into the sun room.

SUN ROOM

9' 2" x 10' 2" (2.80m x 3.11m)

Twin patio doors onto the rear garden, tiled floor and two wall light points. A door leads to the rear verandah.

VERANDAH

With french doors into the rear garden and a door into the garage.

LANDING

With a uPVC double glazed window on the turn, radiator, access to loft void and doors off to

BEDROOM ONE

11' 9" x 13' 2" (3.59m x 4.03m)

Twin uPVC double glazed windows to the fore with a radiator beneath and fitted wardrobes.

WETROOM

Fitted with a white that comprises an electric shower, half pedestal wash hand basin and a close coupled wc. Heated towel rail and a frosted uPVC double glazed window to the fore.



BEDROOM TWO

10' 1" x 12' 3" (3.09m x 3.74m)

Upvc double glazed window to the fore with a radiator beneath.

BEDROOM THREE

6' 7" x 12' 3" (2.02m x 3.74m)

Upvc double glazed window to the rear with a radiator beneath.

REAR GARDEN

The manicured garden has a patio directly off the property. The garden is mainly laid to lawn with mature shrub border and it is enclosed with panelled fencing. The garden wraps around to the side of the property with an 8x6 greenhouse. Central to the garden is a raised wildlife pond. Side pedestrian access.

GARAGE

17' 10" x 8' 2" (5.46m x 2.49m)

With up and over door, power and lighting laid on.



FLOORPLAN



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