





*Beautifully presented and recently updated 3 bedroom family home with landscaped garden backing on to parkland and off road parking for 2 cars along with a garage. This property is located in a popular area with easy access to City centre, RD&E and the M5 and A30.*

ENTRANCE PORCH UPVC Front door leading to cloakroom space and internal UPVC internal door. Stairs down leading to under stair storage.

#### LOUNGE

Stairs leading down to sizable room with window and double sliding UPVC doors leading to Sunroom. Electric feature fireplace and radiator.

#### KITCHEN

Very good sized bright and spacious room, being well appointed with a modern range of cream fronted units comprising spacious roll edged work surface areas, inset double drainer sink unit with silver mixer tap, tiled splashback area to all work surfaces, comprehensive range of base cupboard and drawers. Further matching range of eye level shelved storage cupboards, integrated appliances to include oven in stainless steel finish, electric hob, extractor fan, integrated fridge and freezer, dish washer, all with matching cupboard frontage. Kitchen breakfast bar, drop down feature spotlights from ceiling, uPVC double glazed windows to both side and front.



**SUN ROOM** An extended orangery room perfect for lounging or dining with triple aspect windows. Sky lantern and French doors leading to the garden.

**BATHROOM** Modern three piece suite comprising hand wash basin, WC and bathtub with shower over. Window to the side and heated towel rail.

## FIRST FLOOR

**BEDROOM ONE** Spacious double with large window to the front of the property. Radiator.

**BEDROOM TWO** Sizable double with window to the rear. Radiator.

**BEDROOM THREE** Sizable single room with window to the rear. Radiator.

**GARDEN** Enclosed private garden which is fully landscaped, the garden is fully enclosed with artificial grass and a decking area.

Rear access giving way to parkland behind the property.

It also benefits with side access along side the property leading to the front gate, allowing space for storage sheds.

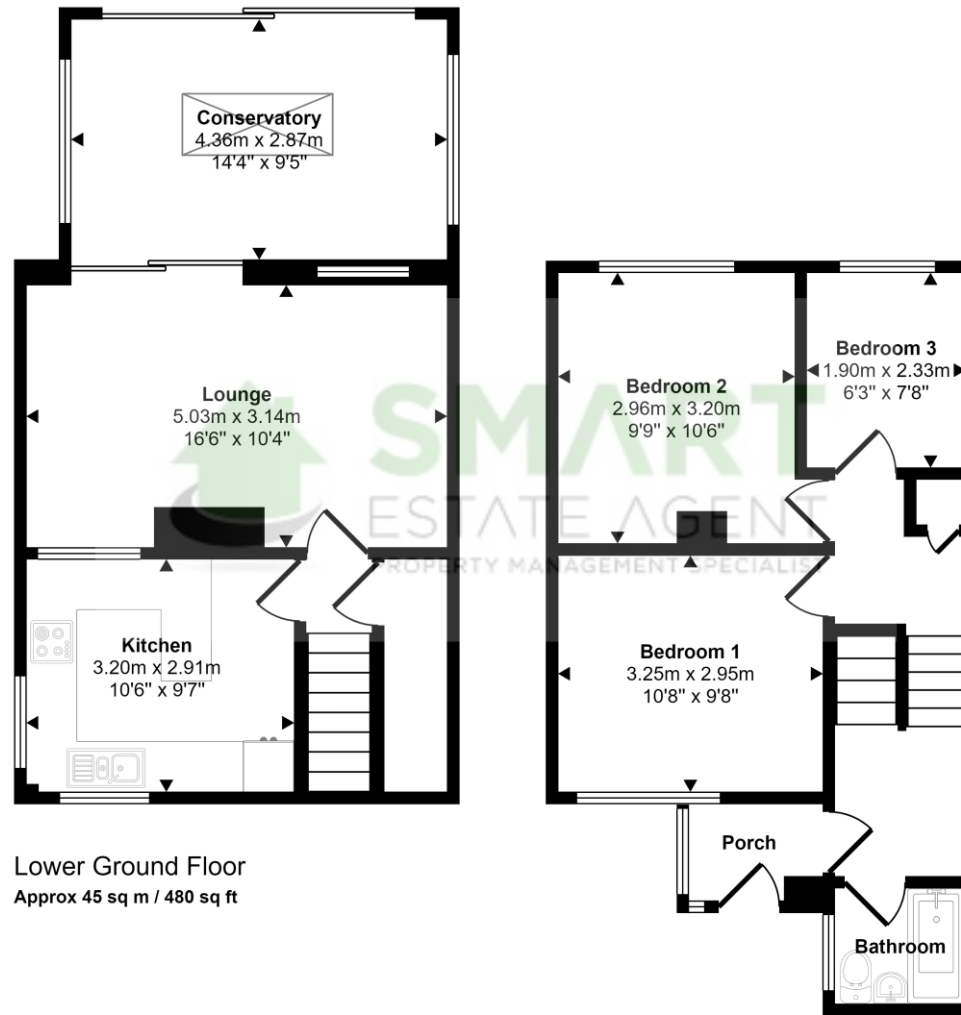
**PARKING** To the front of the property is private parking for two cars, along with a garage a short walk away from the front door in a block.







Approx Gross Internal Area  
83 sq m / 888 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		