





A superb four-bedroom renovated home presented in excellent decorative order throughout and located within the popular and well-established residential area of Broadfields. This highly desirable area offers convenient access to a regular bus service, well-regarded schools, City Centre, and the major road network surrounding the city. The property enjoys an elevated position with a pleasant aspect and enclosed fully landscaped garden with timber multiuse out building.

ENTRANCE HALLWAY Bright and attractive entrance hallway with two full height Upvc double glaze windows to front aspect with obscure glass. Solid wood flooring. Stairs to first floor. Timber doors to lounge and 4th bedroom.

LOUNGE Spacious room with large Upvc double glazed window to front aspect. Recess spotlights. Radiator. Carpet flooring. TV and telephone points. Space for large family dining table.



KITCHEN An updated range of modern matching floor and wall mounted kitchen units with wooden worktops. Inset one and half bowl sink with drainer, integral oven with 5 ring gas hobs, space for washing machine, dishwasher and fridge freezer.

Double glazed patio door giving access to rear garden.

BEDROOM FOUR A large double bedroom with a large double glazed window to front aspect, newly fitted modern radiator and carpet flooring. Inset fitted storage space.

ENSUITE A matching modern suite comprising of a walk in shower with glass surround, wash hand basin and low level WC. Vinyl flooring, heated towel rail and frosted double glazed window to rear aspect.

FIRST FLOOR LANDING

BEDROOM ONE A large double bedroom with large double glazed windows to front aspect, radiator and carpet flooring.

Fitted sliding wardrobes with ample storage space, spotlights.

BEDROOM TWO A large double bedroom with large double glazed windows to rear aspect, radiator and carpet flooring.

Fitted opening wardrobes with ample storage space, spotlights.

BEDROOM THREE Double bedroom with window to front aspect, radiator, carpet flooring and spotlights fitted.

FAMILY BATHROOM Attractive tiled bathroom with Upvc double glazed windows to rear aspect with



obsure glass. Modern white bathroom suite comprising; shower with glass screen door, bath with hot & cold taps, low level w.c., hand wash basin. Black ladder style radiator. Recess spotlights. Extractor fan & inset storage.

DRIVEWAY Large block paved driveway offering parking for two cars.

REAR GARDEN Generous sized split level rear garden

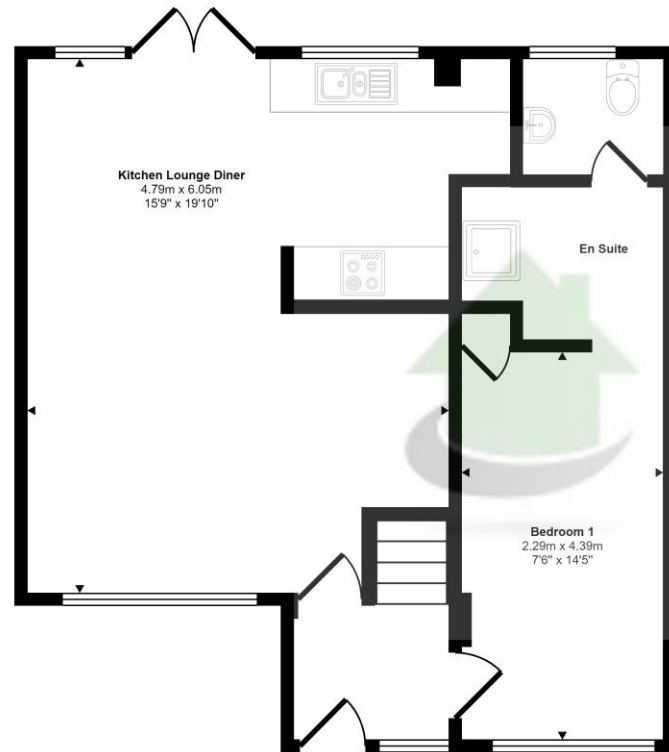
comprising of; a large patio area with space for outside furniture which would be great for al fresco dining. The steps lead you to an area laid with artificial grass adjoining the rear of the property with a pathway which takes you to the multi purpose shed and rear access.

MULTI-USE GARDEN ROOM Timber garden shed with Upvc double glazed window opening onto the garden. Light and power.

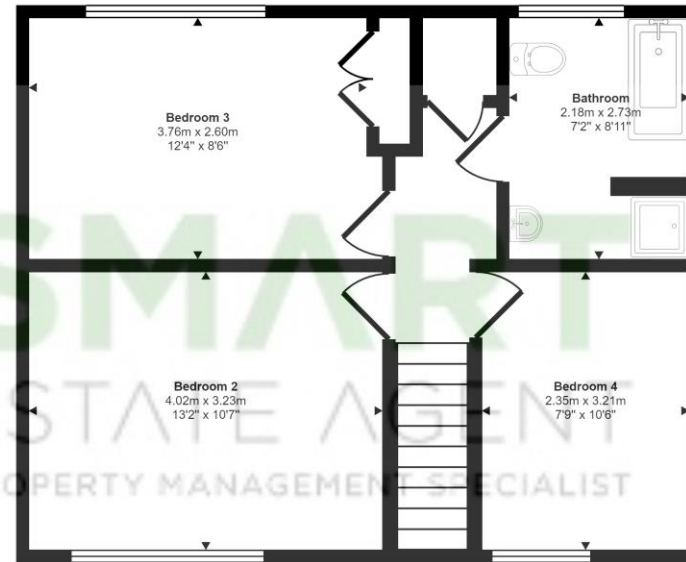




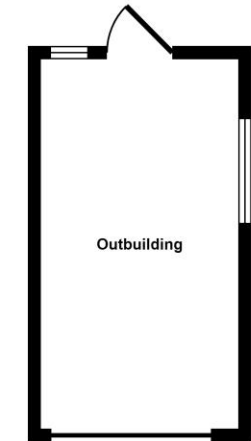
Approx Gross Internal Area
106 sq m / 1143 sq ft



Ground Floor
Approx 51 sq m / 552 sq ft



First Floor
Approx 45 sq m / 490 sq ft



Approx 9 sq m / 101 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.