

HOME  TRUTHS

Tarnbeck Drive, Mawdesley

L40 2RU

  
£320,000



Excellent modern mews property on a quiet cul de sac on the outskirts of Mawdesley, within easy reach of all village amenities, schools and countryside walks. With three double bedrooms and over 1,000 square feet of accommodation and a south facing garden, this property is available with no upward chain. The driveway can accommodate one vehicle and leads to the garage and main entrance. Step into the entrance hallway and from there to the living room. To the rear the dining kitchen comprises a range of wall and base units with range cooker and the separate utility room has space, power and plumbing for additional appliances and also houses the Worcester boiler. The garage has been fitted with kitchen units to provide additional storage and also a workshop facility, and, completing the ground floor is the conservatory. Step out into the private, south facing garden which is laid to lawn with sun terrace and planted borders making it an excellent place in which to relax and entertain. Back inside to the first floor is access to two separate lofts for additional storage. Bedroom one has fitted wardrobes and en suite comprising electric shower in cubicle, wash hand basin on vanity and wc. Bedroom two benefits from plenty of natural light from windows to two elevations. Bedroom three is also a double and the family bathroom comprises bath with tiled flooring and elevations, wash hand basin and wc.

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Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Spacious modern mews
- Three double bedrooms
- Over 1,000 square feet
- Cul de sac location
- Virtual tour
- No upward chain



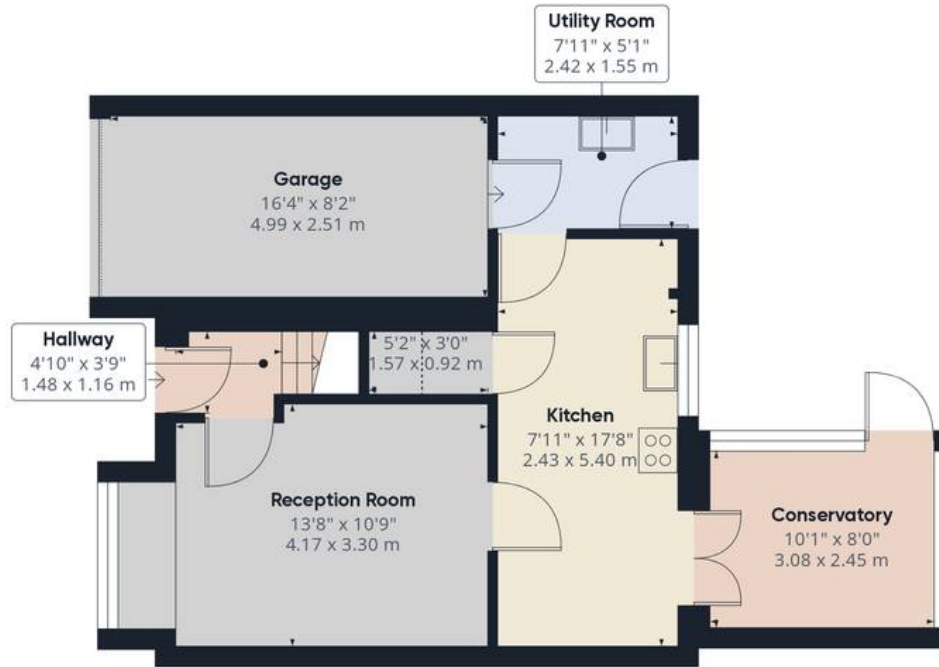
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Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1070.26 ft<sup>2</sup>  
99.43 m<sup>2</sup>

**Reduced headroom**

21.1 ft<sup>2</sup>  
1.96 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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