



FOLLOW  **LLS**

15 Priam Close, Bradwell - ST5 8LJ

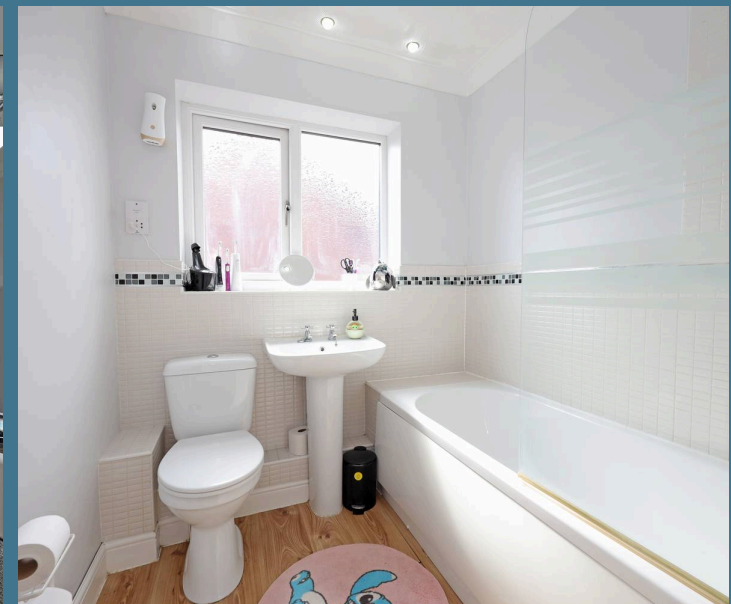
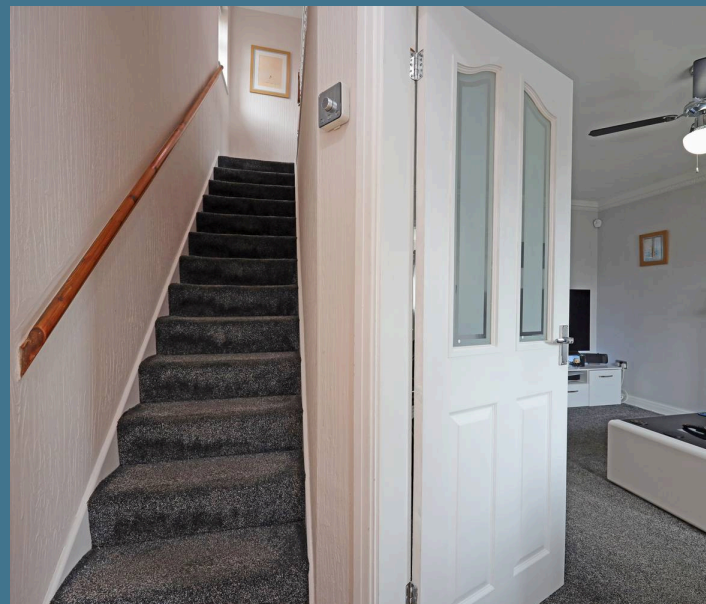
Offers Over £220,000

- Modern Three Bedroom Detached House
- Popular Cul-de-Sac Development
- North End District of Town
- Well Maintained and Presented
- Re-Fitted Kitchen
- UPVC Double Glazing
- Driveway and Garage

A modern three bedroom detached house with attached garage, forming part of a small cul-de-sac development situated to the northern outskirts of town. The property is well presented benefiting from a replacement fitted kitchen and uPVC glazing throughout.

Accommodation provides: –

Entrance hall with tiled floor and staircase to the first floor. Access from the hall to the lounge which has a front facing bow window and a living flame effect gas fire with stone surround. From the lounge there is a breakfast kitchen with porcelain tiled floor and understairs storage. Having rear facing window and access door. The kitchen is fitted with a modern range of kitchen units with slim line worktops and inset composite sink, integrated electric oven/grill and five ring gas hob with splash back and extractor. There is a matching style fitted dining table with further cupboard units beneath and space/plumbing for washing machine and dishwasher.





An internal door from the kitchen provides access to an attached garage which houses the central heating boiler and has ladder access to pitched roof storage above. The garage is also fitted with a an automatic roller door with further window and rear access door.

The first floor landing has an airing cupboard, window to side aspect and ladder access to the loft. There are three bedrooms with the master bedroom having twin windows to front aspect and a modern fitted triple wardrobe unit. The bathroom comprises a panel bath with electric shower and splash screen, wash basin and W.C.

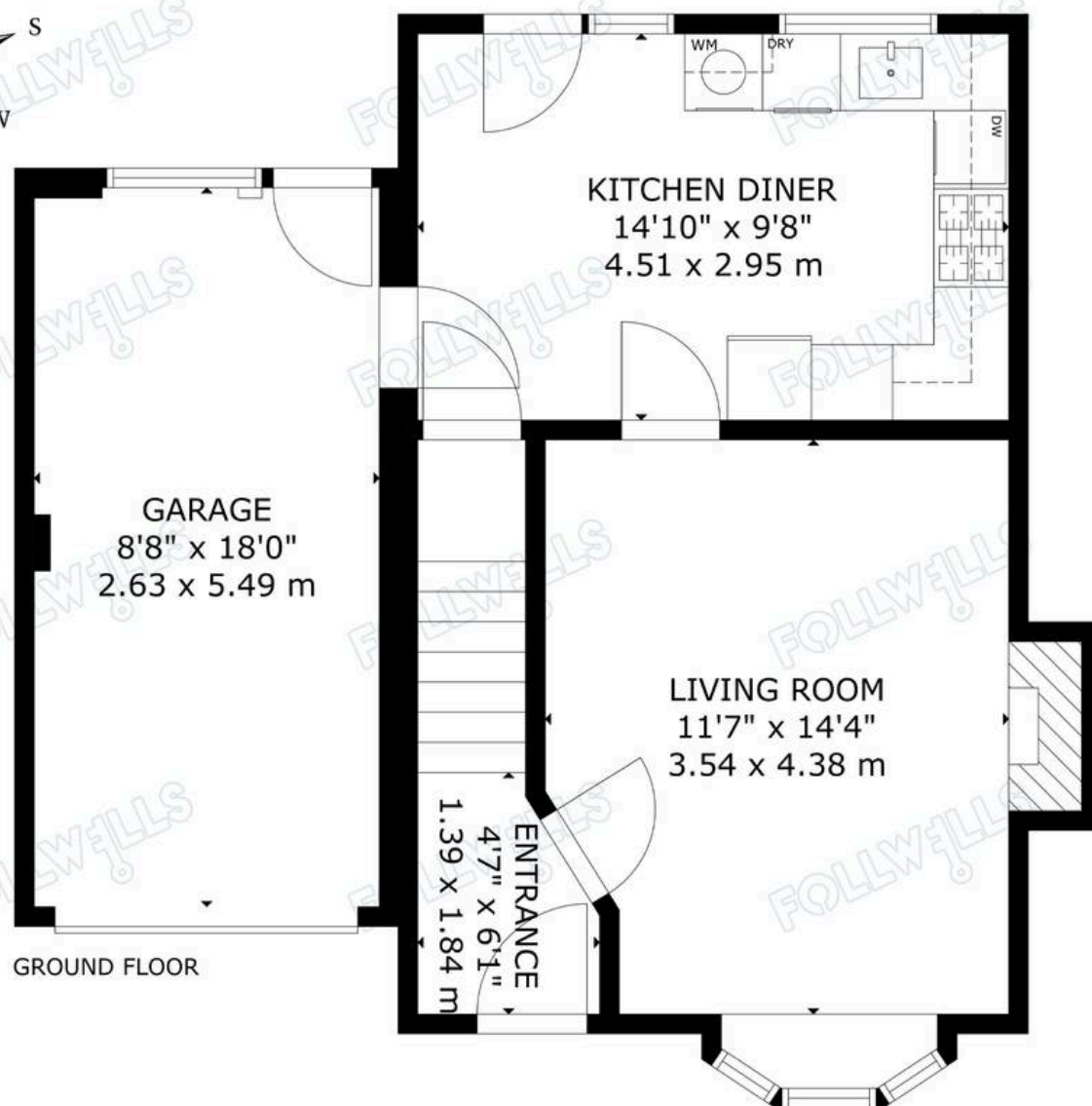
Externally there is a driveway providing parking in front of the garage and an open plan front lawn with pathway leading to the front door. There is access to either side of the property leading to an enclosed rear garden with a paved patio and a lawn.

Council Tax band: C

Tenure: Freehold

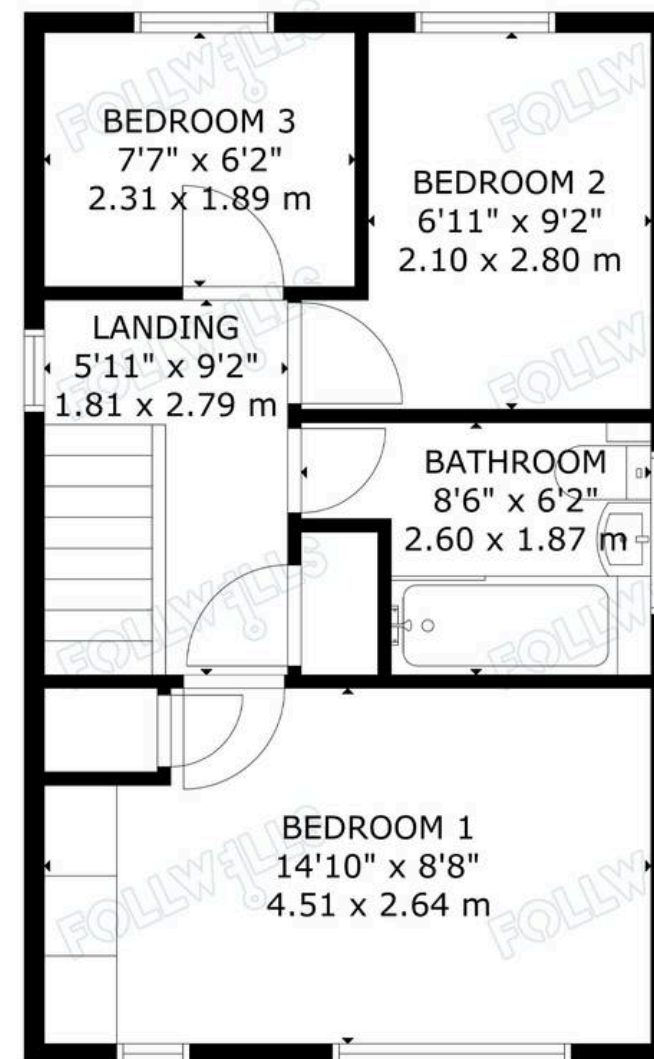
EPC Energy Efficiency Rating: D





FOLLWELLS

GROSS INTERNAL AREA
TOTAL: 69 m²/744 sq.ft
GROUND FLOOR: 35 m²/379 sq.ft, FIRST FLOOR: 34 m²/365 sq.ft
EXCLUDED AREAS: GARAGE: 14 m²/155 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FIRST FLOOR

360
PICTURE UK