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The Grooms, Worth
Offers in Region of £385,000

**MANSELL
McTAGGART**
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- End of terraced family home
- Modernised and much improved throughout
- Corner plot with potential to extend (STPP)
- Driveway parking to rear, garage en-bloc and planning permission to erect single garage - CR/2023/0232/FUL
- Open plan kitchen/dining room to rear
- Three bedrooms
- Modern family bathroom
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'D' and EPC 'C'

Situated at the end of a terraced row, this three bedroom family home has been thoughtfully modernised, enhancing its corner plot positioning. A driveway to the rear, garage en-bloc, alongside approved planning permission for a single garage (CR/2023/0232/FUL), amplifies its convenient practicality.

Upon entry, an inviting porch with ample storage leads to a spacious living room complimented by spot lighting and windows to rear and side. In addition, there is a staircase taking you to the first floor.

To the rear of the house is a beautiful, contemporary, open plan kitchen/dining room boasting fully integrated appliances, soft close cupboards and drawers and ample space for dining with a rear window granting garden views and access.



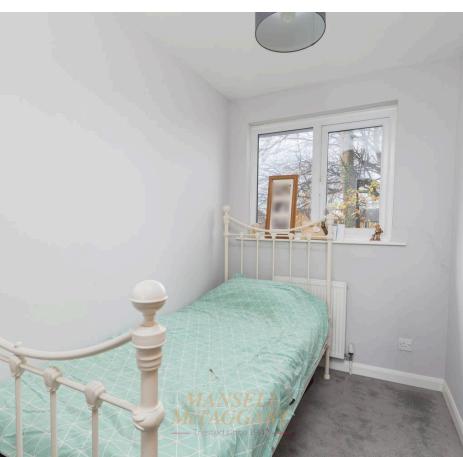


The first floor landing allows access to all three bedrooms and a family bathroom. The large main bedroom features significant storage space with built-in double wardrobes, single cupboard over the stairs and loft access.

Bedroom two is another double room overlooking the rear aspect, whilst bedrooms three is a single room overlooking the front.

Finally, the family bathroom is elegantly fitted with modern amenities, including a panelled bath with shower unit over and glass shower screen, pedestal wash hand basin, low level WC and chrome towel warmer.

Externally, the property is complemented by a recently constructed driveway to the rear, with accompanying planning permission for a single garage (CR/2023/0232/FUL). The fully enclosed, lawned garden offers a private escape, punctuated by a patio bordering the house. Positioned on a corner plot, the property presents the opportunity for future expansion, subject to the necessary planning permissions.



Versatile, practical, and contemporary, this property marries modern living with functional design, offering a well-rounded home for those seeking space and style.

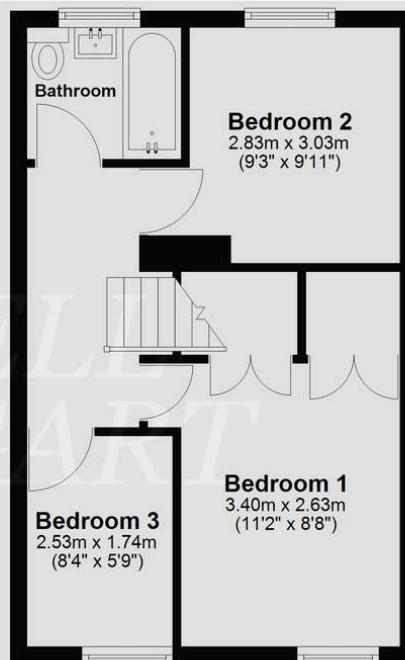
Ground Floor

Approx. 35.6 sq. metres (383.6 sq. feet)



First Floor

Approx. 33.3 sq. metres (357.9 sq. feet)



Total area: approx. 68.9 sq. metres (741.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.

Plan produced using PlanUp.

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