Situated in the popular 'Avenues', we are delighted to offer this well presented home. The property is situated within walking distance of the city centre, mainline station, grammar schools and amenities. The extension provides spacious and flexible living/work space and would appeal to couples, families and those who wish to work from home. An internal viewing is essential to appreciate the accommodation. Property ID: 394099. EPC C.
• Extended semi-detached house
• Three double bedrooms
• Living room
• Kitchen/breakfast/family room
• Study/playroom
• Utility room & second WC
• Modern family bathroom
• Off street parking

Freehold
Guide Price: £475,000
Composite entrance door with dual obscure panes to:

**Entrance Hall:** Porcelain tiled floor, radiator, smooth plastered and coved ceiling, stairs to first floor landing, under stairs cupboard, further cupboard housing boiler, doors to living room, kitchen/breakfast room and cloakroom.

**Cloakroom:** Obscure double glazed window to front aspect, fitted with a modern white suite comprising low level WC, oval wall mounted wash hand basin with tiled splash back, porcelain tiled floor, smooth plastered and coved ceiling with inset spotlights, extractor fan, radiator.

**Living Room (17'0 x 10'9)** Double glazed bay window to front aspect, radiator, wood style laminate flooring, inset multi-fuel burner, smooth plastered and coved ceiling.

**Kitchen/Breakfast/Family Room (20'8 x 19'3 > 14'8)** Double glazed window to side aspect, double glazed velux roof windows, double glazed bi-fold doors to rear garden, three radiators, porcelain tiled floor, smooth plastered and coved ceiling with inset lights to the kitchen area. The kitchen area is fitted with modern white high gloss eye and base units with work surface incorporating stainless steel one and a quarter bowl single drainer sink unit with mixer tap and tiled splash back. Integrated four ring hob and pop up extractor, eye level single oven, combination microwave and warming draw. Integrated fridge/freezer, integrated dishwasher, further extractor fan, door to:

**Lobby:** Double glazed door and window to side aspect, wood style laminate flooring, radiator, smooth plastered ceiling, doors to utility and study.

**Utility:** Work surface incorporating stainless steel single bowl single drainer sink unit, space for appliances, smooth plastered ceiling, opening to further WC.

**WC:** Obscure double glazed window to front aspect, white suite comprising low level WC, wood style laminate flooring, radiator, smooth plastered ceiling, extractor fan.

**Study/Playroom (8'7 x 7'8)** Double glazed window to side aspect, double glazed door to rear garden, radiator, wood style laminate flooring, smooth plastered ceiling.

From the entrance hall, stairs rise to:

**First Floor Landing:** Double glazed window to side aspect, radiator, smooth plastered and coved ceiling, loft access hatch, doors to:

**Bedroom One (12'6 x 10'9)** Double glazed window to rear aspect, radiator, smooth plastered and coved ceiling.

**Bedroom Two (11'2 x 10'9)** Double glazed window to front aspect, radiator, smooth plastered and coved ceiling.

**Bedroom Three (9'5 x 9'0)** Double glazed window to rear aspect, radiator, smooth plastered and coved ceiling.

**Family Bathroom:** Obscure double glazed window to front aspect, fitted with a modern white suite comprising low level WC, pedestal wash hand basin with mixer tap, panel enclosed bath with central mixer tap and handheld shower attachment, corner shower cubicle, ladder style towel rail radiator, partially tiled walls, smooth plastered and coved ceiling with inset spotlights and extractor fan, light and shaver point and inset mirror.

**Outside:** The house is approached via a block paved driveway providing off street parking for several vehicles. There is access to the side of the property to the lobby. The side has a courtyard which is paved, gate leading to the front of the property, door to the lobby and an outside tap.

**Rear Garden:** Commences with a decked area leading out to the lawn which is bordered with mature shrubs and trees. There is a further paved patio and pergola to the rear of the garden, timber shed with internal lights and power and external lights.
Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord, therefore the buyer or tenant must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any photo or description.

Total area: approx. 117.7 sq. metres (1266.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.