OPEN HOUSE - Saturday 8th July 1:30pm - 2:30pm for this well presented three bedroom modern home the subject of far reaching improvements and expenditure by the present owners over recent years. Double glazed and gas centrally heated the property offers further accommodation to include a large living room with woodburner, a large refitted kitchen/diner, luxury first floor shower room, 90’ gardens to the rear with decking. At the bottom of the garden is a DOUBLE GARAGE and additional parking with vehicular access from a service road to the rear. Easy PEDESTRIAN access on to the historic Kings meads to the rear.
UPVC double glazed entrance door and sidelights to:

**Entrance Porch**
Parquet flooring and multi-paned door to:

**Living Room**
Aspect to front via picture window. Feature inset wood burning stove with raised hearth and wood store below. Double radiator. Open plan staircase to first floor. Double doors through to:

**Kitchen/Diner**
 Completely refitted with an attractive range of modern white units comprising wall and base cupboards, drawers and shelving. Four ring induction hob with extractor over and double electric oven under. One and a half bowl stainless steel sink unit with mixer tap. Inset fridge and freezer, fitted dishwasher and fitted washing machine. Corner cupboard housing combi-boiler. Tiled splash backs and marble tiled flooring. French doors and sidelights.

**First Floor Landing**
Access to insulated loft. Linen cupboard. Doors off:

**Luxury Shower Room**
Recently installed and comprising oversize shower cubicle with screen and power shower. Wash hand basin incorporated within a vanity unit including storage below. Low level WC with concealed cistern. Inset spotlights. Obscure window to rear. Extractor fan.

**Bedroom 1**
Aspect to front. Single radiator. Full width range of mirror fronted wardrobes. Wood laminate flooring.

**Bedroom 2**

**Bedroom 3**
Aspect to front. Single radiator.

**Outside**
Front Garden - arranged on a slope with access to front door via steps. Lawned area and borders.

**Rear Garden**
90' (27.43m) Laid mainly to lawn with well stocked and mature borders of fencing, flowers and shrubs. Newly installed raised decking in all-weather composite material. Two timber sheds at bottom of garden and personal door in to:
Double Garage
Electric up and over door. Power and lighting.

Additional Parking
For two vehicles on land opposite garage main door.