



- Semi-Detached Property
- Three Bedrooms
- Office/Workshop Outbuilding

- Driveway
- Modern Breakfast Kitchen
- Well Presented Throughout



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Here is a fantastic opportunity to purchase a well presented and modernised three bedroom semi-detached property which is located close to local amenities and road networks. This property benefits from having a stylish and good sized breakfast kitchen as well having a large office/workshop outbuilding which is located to the rear of the garden. It is currently being used as a home office/workshop and storage by the vendor, but has flexible usage and is ideal for someone who wants to start their own business and work from home. In brief this property comprises; hall, w/c, lounge, breakfast kitchen and utility room to the ground floor. To the first floor there are bedrooms one, two and three as well as the family bathroom. Externally there is driveway to the front aspect and an enclosed garden to the rear of property with the large workshop/office building. The property includes central heated and double glazing throughout.

HALL The main entrance to the property having stairs ascending to the first floor and doors leading into the w/c and the lounge.

WC Having a hand wash basin and a low level w/c.

LOUNGE 10' 11" x 22' 0" (3.35m x 6.71m) A well dressed lounge having feature fireplace with a log burner, coving, a central heated radiator and a double glazed bay window to the front aspect.



BREAKFAST KITCHEN 16' 0" x 16' 11" (4.88m x 5.18m) A modern and stylish kitchen having matching wall and base mounted units with a granite work surface over a matching upstand. Benefitting from two integrated electric ovens, two integrated microwaves, a four ring induction hob with an extractor over and a tiled splashback. Including two integrated fridge/freezers as well as a large freezer and a dishwasher. There is also an integrated sink and drainer with a mixer tap, underfloor heating, two roof lanterns, a double glazed window to the rear aspect and a double glazed door leading out into the rear garden.



UTILITY ROOM 6' 2" x 24' 0" (1.88m x 7.32m) Accessed externally, this utility room has two built in cupboards and space/plumbing for a washing machine and dryer. It has two doors with one leading to the front of the property and the other leading into the rear garden.

LANDING Having stairs rising from the ground floor and doors leading into each bedroom as well as the family bathroom.

BEDROOM ONE 10' 9" x 11' 3" (3.30m x 3.45m) Having a central heated radiator and a double glazed bay window to the front aspect.



BEDROOM TWO 10' 9" x 11' 10" (3.30m x 3.61m)
Having a central heated radiator and a double glazed window to the rear aspect.



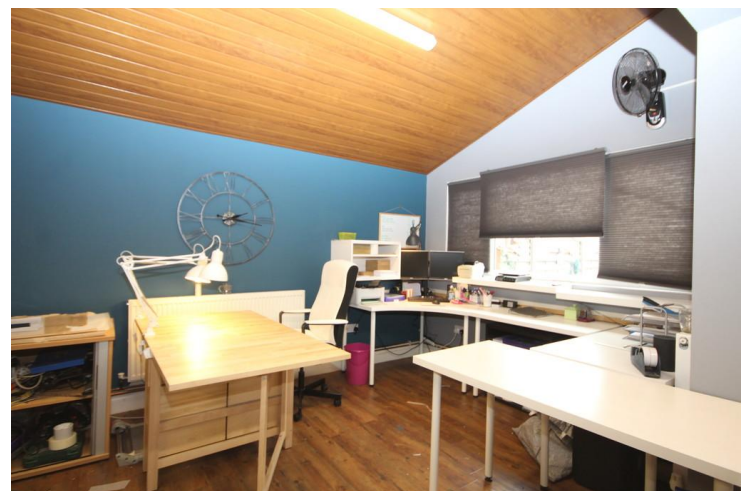
BEDROOM THREE 6' 3" x 8' 2" (1.91m x 2.51m)
Having a central heated radiator and a double glazed window to the front aspect.



GARDEN An enclosed and low maintenance garden having blocked paving and the office/workshop outbuilding is located to the rear of the garden.



OFFICE/WORKSHOP OUTBUILDING 20' 11" x 32' 0" (6.38m x 9.76m Max) This versatile space can be utilised as an office, workshop, gym or an annexe. The outbuilding has two rooms both of which have central heated radiators and electricity. The front room has a double glazed window and double glazed French doors leading out into the rear garden with full length windows either side. There are two doors leading into the second room. Measurements for the front room are: 6.10m X 4.88m (20' X 16'). Measurements for the rear room are: 6.38m X 4.88m (20'11" X 16'). Total square footage of outbuilding is 672 Sq Ft.



For illustrative purposes only. Measurements are approximate and not to scale.
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- 3: All measurements have been taken as a guide to prospective buyers only, and are not precise.
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