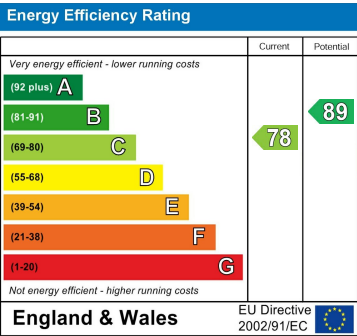




Bayfield, West Allotment



Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Price Guide £280,000

Description

BEAUTIFULLY PRESENTED DETACHED THREE BEDROOM PROPERTY WITH GARAGE, AMPLE DRIVEWAY PARKING AND PRIVATE GARDEN TUCKED AWAY IN A QUIET CUL-DE-SAC WITHIN THIS POPULAR RESIDENTIAL DEVELOPMENT

Brannen & Partners are delighted to welcome to the market this beautifully presented detached property with ample outside space. Benefitting from three good sized bedrooms, contemporary open plan kitchen diner, sizeable lounge and two modern bathrooms plus a downstairs WC, this ideal home is complete with a private rear garden and detached garage with off street parking.

Briefly comprising; Entrance hallway with stairs to the first floor, kitchen/diner and living room.

Initially to the left, the lounge is of a good size, featuring a dual aspect flooding the space with natural light. French doors overlook and lead out to the rear garden, whilst the front window is fitted with plantation shutters.

Across the hallway, the kitchen/diner also boats a dual aspect incorporating the same shutters to the front. Contemporary in design, the kitchen offers ample work surface space including breakfast bar, as well as a range of base and drawer units in a matte charcoal grey tone. Featuring a built in double oven, hob, extractor hood, dishwasher, fridge freezer and washing machine, the kitchen diner is complete with space for a six seater dining table, as well as access to the WC, garden and under stair storage.

Upon the first floor, the central landing connects to all bedrooms and the family bathroom, in addition to housing integral storage. All bedrooms can accommodate a double bed, whilst the principal bedroom incorporates fitted storage and an en suite shower room featuring a walk in shower, WC and pedestal wash basin.

Finalising the home, the family bathroom is generous in size, presenting a bath, WC and pedestal wash basin.

Externally, the property benefits from an ample private garden with a southerly aspect, secured with a walled boundary and gate access leading out to the driveway for multiple cars and detached garage.

Situated in this popular residential development in West Allotment, ideally located close to local shops along with good local transport links. Silverlink Retail Park and Cobalt Business park are also nearby by car or on foot.

Hallway
4'1" x 5'4"

Living Room
19'4" x 9'11"

Kitchen Diner
19'5" x 10'9"

WC
2'10" x 5'4"

Landing
4'10" x 9'6"

Bedroom One
9'4" x 11'0"

En Suite
4'8" x 7'6"

Bedroom Two
9'3" x 10'4"

Bedroom Three
10'0" x 6'11"

Bathroom
5'0" x 10'4"

Garage
8'11" x 17'4"

Tenure
Freehold

