







A beautiful and immaculate 3 bedroom property with en suite shower room, bathroom and downstairs toilet. This property was built in 2022 by Bellway.





### Entrance Hall

Amtico flooring laid throughout the ground floor of the property. There is also a separate downstairs toilet and sink.

### Kitchen

Fully equipped kitchen with grey wall units and matching work surfaces. Gas hob cooker with extractor fan. Electric Fan oven. Integrated Fridge Freezer and Washing Machine.

### Lounge

Large lounge diner with French windows leading to the rear. The French doors have been fitted with 'perfect fit blinds' and additional blinds on the windows. The property includes the fully lined curtains.

The French doors open up on to a patio area and a well maintained lawn with shrubs.

### Upstairs

Three well proportioned bedrooms, carpeted throughout.

The Master bedroom has a large feature wardrobe with sliding mirrored doors a separate inbuilt good sized cupboard. There is a separate fully tiled en suite shower room and toilet.



Also a large fully tiled bathroom with sink and toilet.

### Front Garden









Lawn garden with a small manageable hedge and paved path leading to the front door. Also a gated side entrance

#### Parking

Ample parking at the side of the property for up to 3 cars.

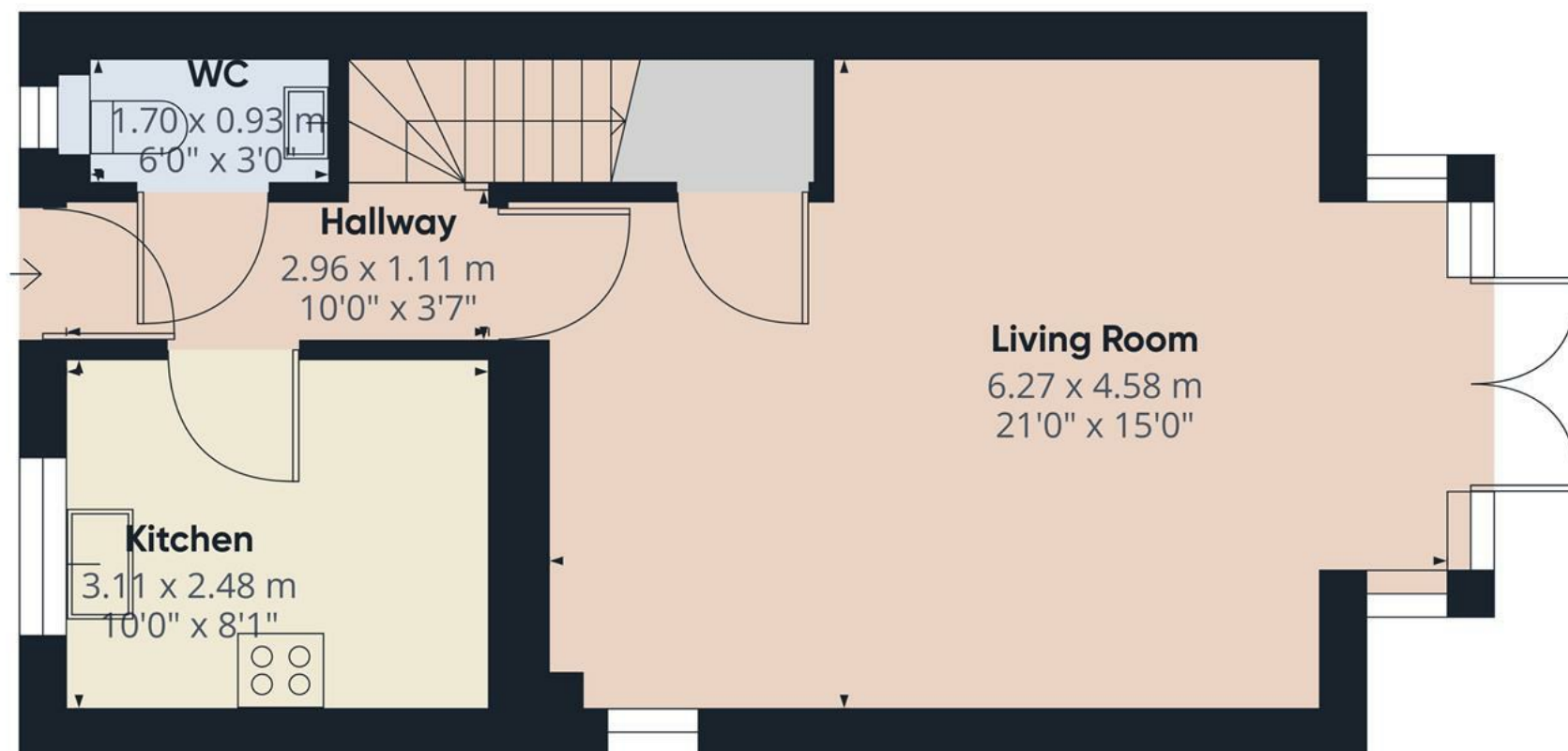
The vendor will consider selling the property either fully or partially furnished, subject to a private arrangement.











Approximate total area<sup>(1)</sup>

41.78 m<sup>2</sup>

449.72 ft<sup>2</sup>

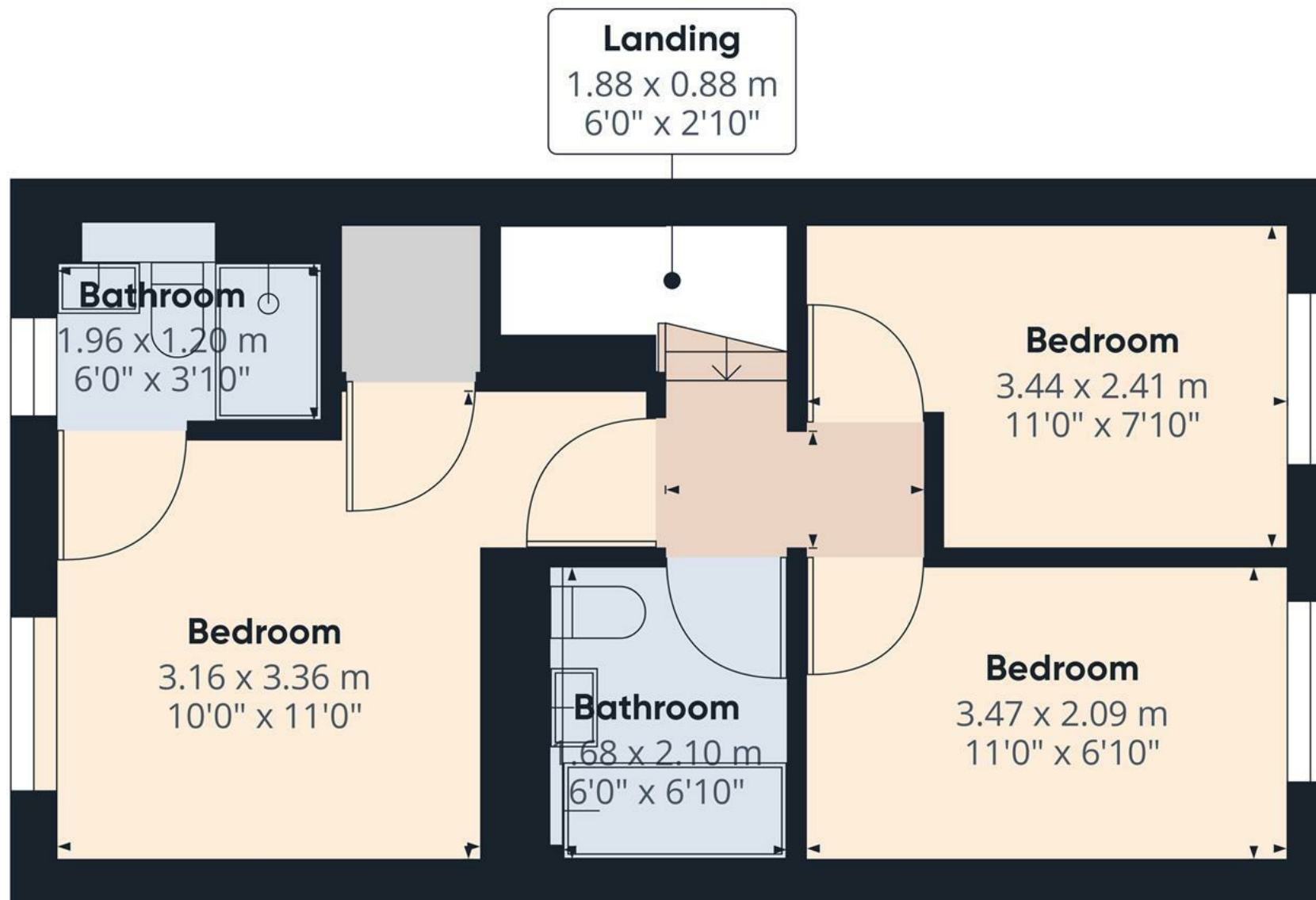
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 0





Approximate total area<sup>(1)</sup>

35.73 m<sup>2</sup>

384.59 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1

