





This three bedroom semi-detached family home is set in a popular location in a quiet cul-de-sac and is close to local amenities, the university hospital and the motorway. In brief the property comprises of a spacious through lounge/diner with patio doors to the rear garden, the recently fitted kitchen has a range of wall and base units and comes with an integrated oven and hob. To the first floor are two double bedrooms, a single bedroom and the refurbished bathroom is fully tiled and has a neutral suite with bath and electric shower. The property is double glazed and central heated throughout. Externally there is a walled fore garden and to the rear there is a large un-overlooked mature garden with a garage with the local nature reserve and woodland beyond which provides wonderful views from the house.

### Entrance Hall

6'0" x 9'9" max (1.85m x 2.98m max )

Entrance hall with stairs to the first floor

### Fitted Kitchen

8'0" x 8'0" (2.45m x 2.45m )

Recently fitted kitchen with a good range of modern wall and base units to include an integrated oven and gas hob

### Lounge / Dining Room

11'6" x 25'5" max (3.52m x 7.76m max )

A spacious lounge / diner with feature fire place and patio doors leading out to the rear garden.

### Landing

6'0" x 9'3" (1.85m x 2.84m )

The first floor landing with double glazed window and useful storage cupboard

### Bedroom One

11'8" x 7'4" (3.56m x 2.25m )

Bedroom one is situated to the rear of the property and offers views over the garden and nature reserve & woodland beyond

### Bedroom Two

14'2" x 11'7" max (4.34m x 3.54m max )

A spacious double bedroom with fitted mirrored wardrobes

### Bedroom Three

6'11" x 7'8" (2.13m x 2.36m )

Single bedroom with double glazed window and radiator

### Family Bathroom

The fully tiled family bathroom comes with a neutral suite to include W/C, hand wash and bath with shower screen & electric shower over.

### Tenure - Freehold

The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

### Viewings

Viewings are strictly by appointment only via Archer Bassett.

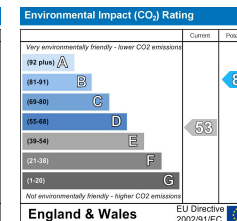
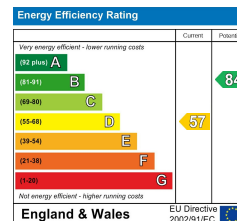


This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation.  
Plan produced using PlanItUp.



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