

## Key Features

- Three bedrooms
- Purpose built
- Built under one year ago
- Family bathroom + ensuite shower rooms
- Wooden floors
- Allocated parking
- Popular residential location
- Walking distance from shops



## Description

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## Location

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## Second Floor

**HALL** - Electric storage heater, wooden flooring, entry phone with two low-voltage light(s) and smoke detector, double door to airing cupboard housing hot water cylinder and with slatted shelving.

**MASTER BEDROOM** - 10' 11" x 5' 2" (3.33m x 1.6m) Full height double glazed window to rear, double wardrobe(s), electric storage heater, fitted carpet, telephone point, TV point.

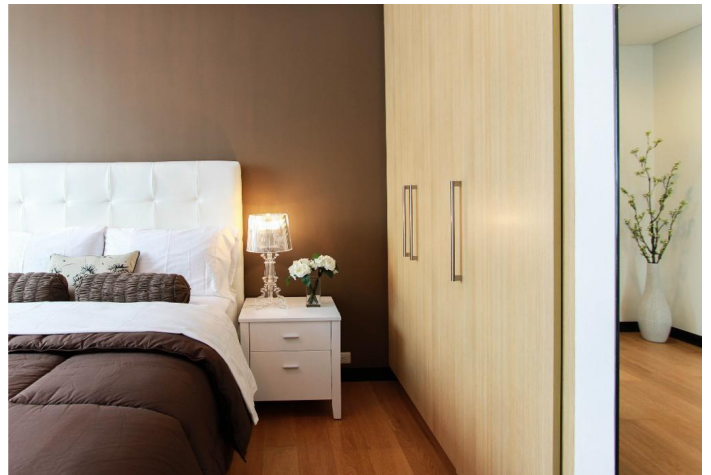
**EN-SUITE SHOWER ROOM** - an unusual shaped room  
Fitted with three piece suite comprising double shower with glass screen, pedestal wash hand basin with storage under and modern chrome mixer tap and WC with hidden cistern, heated towel rail, extractor fan, wall mounted mirror, shaver point.

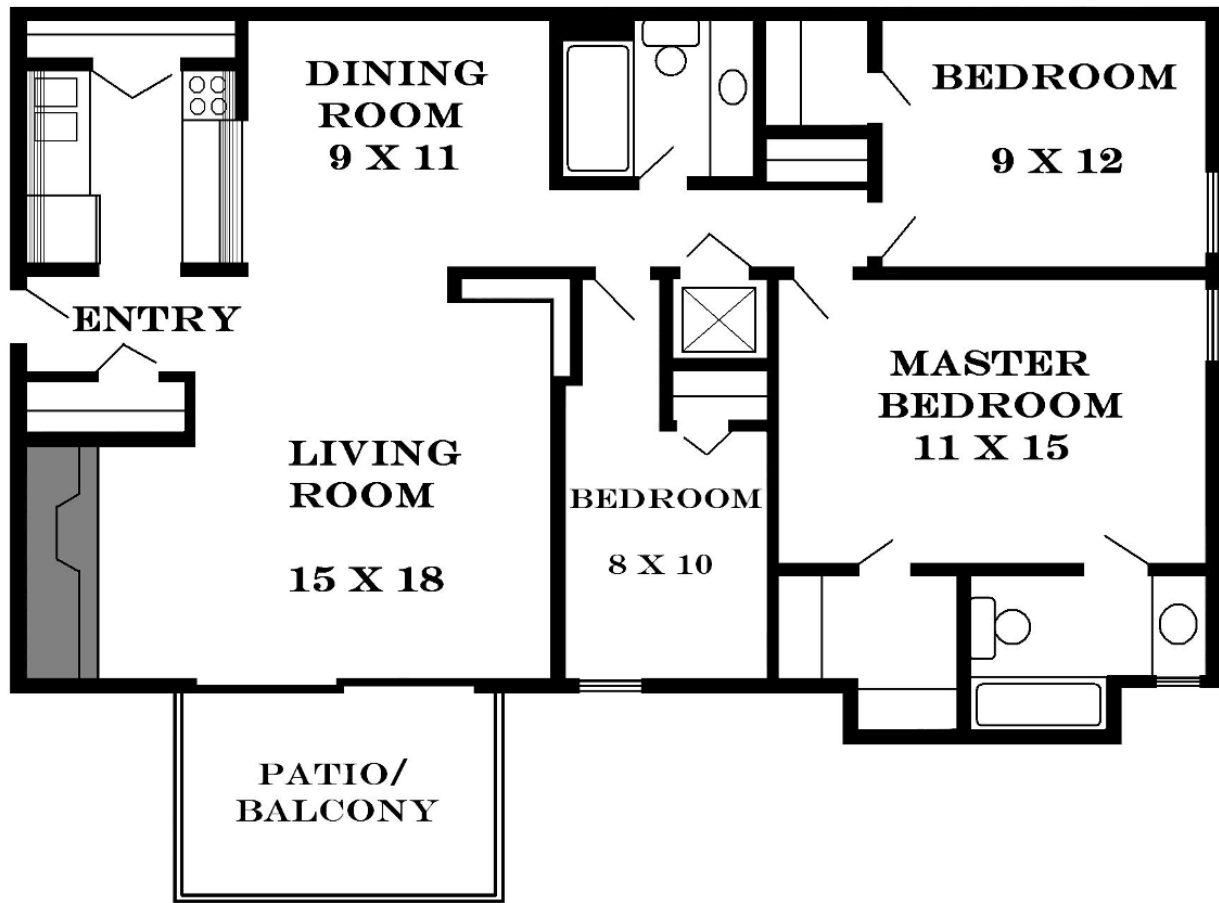
**BEDROOM 2** - 10' 11" x 6' 2" (3.33m x 1.88m) Full height double glazed window to rear, electric storage heater, fitted carpet, telephone point, TV point.

**FAMILY BATHROOM** - Fitted with three piece suite comprising panelled bath with hand shower attachment, modern chrome mixer tap and shower curtain, pedestal wash hand basin with storage under and modern chrome mixer tap and WC, WC with hidden cistern, heated towel rail, extractor fan, wall mounted mirror, shaver point, tiled floor with two low-voltage.

**LOUNGE/DINER** - 14' 2" x 11' 0" (4.33m x 3.37m) Wooden floor, two telephone points, satellite TV point TV aerial point, PVCu double door, to: balcony overlooking private gated parking area.

**KITCHEN** - 12' 0" x 6' 3" (3.68m x 1.92m) Fitted with a matching range of base and eye level units with worktop space over with underlighting, 1&1/4 bowl stainless steel sink unit with draining board, waste disposal unit, integrated fridge/freezer, slimline dishwasher, washing machine and tumble drier, fitted fan assisted oven, built-in ceramic hob with extractor hood over, built-in microwave, tiled flooring with three recessed low-voltage light(s).





Energy Efficiency

