







## Property Description

Located in a popular residential area of Roselands, this house offers a lounge/dining room, fitted kitchen, three bedrooms and a shower room. The property benefits from a large conservatory, driveway parking and a garage. Easy to maintain front and rear gardens. The house is being sold chain free and viewing comes highly recommended.

## Accommodation

To the front of the property is a uPVC double glazed entrance door leading into

## Entrance Hallway

Ceiling smoke detector with uPVC double glazed side window, gas fired central heated radiator with stairs rising to the first floor and doors leading to principle rooms.

## Kitchen

8' 7" x 7' 10" ( 2.62m x 2.39m )

uPVC double glazed window overlooking the front aspect, fitted kitchen comprising matching wall and base units with high gloss finished doors and roll edge worksurface over, single stainless steel sink unit, mixer tap over and drainer, integrated electric oven with four ring gas hob and splashback with stainless steel canopy hood above, space and plumbing for washing machine, space for under counter refrigerator and freezer, laminate flooring.

## Lounge

16' 9" max x 14' 6" max ( 5.11m max x 4.42m max )

A spacious room with ceiling smoke detector, built in downstairs storage cupboard housing mains fuse board, uPVC double glazed window to the rear, gas fired central heated radiator, telephone point, wall mounted contemporary flame effect fire, television point and uPVC double glazed Bi-folding doors

## Conservatory

13' 7" x 11' 11" ( 4.14m x 3.63m )

Polycarbonate pitched roof, uPVC double glazed bi-folding doors, obscure uPVC double glazed windows to the side aspect, gas fired central heated radiator, television point, wall mounted electric contemporary fire, laminate flooring with integral door leading into the garage.

## First Floor Landing

Access to loft space, ceiling smoke detector, airing cupboard housing the boiler with slatted shelving, doors leading to principle rooms.

## Bedroom One

14' 3" x 8' ( 4.34m x 2.44m )

Ceiling rose with uPVC double glazed window over looking the front aspect with gas fired central heated radiator below, double wardrobe with sliding mirrored doors housing hanging and shelving space,

## Bedroom Two

10' 4" x 8' ( 3.15m x 2.44m )

uPVC double glazed window over looking the rear aspect with gas fired central heated radiator below.

## Bedroom Three

7' 6" x 6' 4" ( 2.29m x 1.93m )

uPVC double glazed window over looking the rear garden with gas fired central heated radiator below.

## Shower Room

Obscure uPVC double glazed window, modern suite comprising shower cubicle with electric shower over and curved glazed screen, hand wash basin set into vanity unit with mixer tap over, storage cupboards below, mosaic style tiled splashbacks, low level wc within enclosed toilet cistern, wall mounted vanity storage cupboard and chrome heated towel rail.

## Outside

To the front of the property there is a driveway providing off road parking leading to the Garage, low maintenance garden laid to lawn.

## Garage

16' 6" x 8' 1" ( 5.03m x 2.46m )

Garage has up and over door, power and lighting with wall mounted storage cupboards.

## Rear Garden

Enclosed garden with timber fenced panelling, paved patio area leading to lawn area and a free standing timber shed.



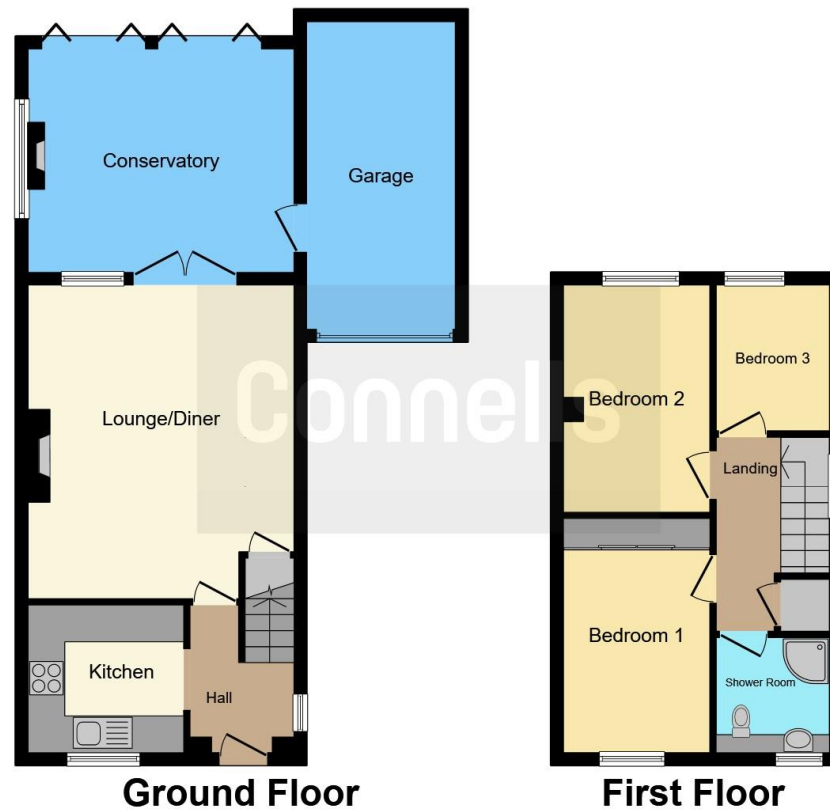












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To view this property please contact Connells on

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**EPC Rating: D**

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Tenure: Freehold



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