



Elgar Close

Guide Price £250,000 - £260,000

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- Ground floor WC
- Driveway providing off-road parking
- Enclosed rear garden with patio and pergola
- Modern fitted kitchen
- EPC Rating: B



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01633 746088
team@pinkmove.co.uk



About the property

Situated in the sought-after residential development of Elgar Close, this well-presented three-bedroom semi-detached property offers modern living accommodation, off-road parking and a private rear garden, making it an excellent choice for first-time buyers, growing families or investors alike.

The ground floor comprises an entrance hall with convenient cloakroom, a modern fitted kitchen with ample storage and worktop space, and a spacious open-plan living/dining room stretching the width of the property. The bright and versatile reception space benefits from French doors opening directly onto the rear garden, creating an ideal setting for both everyday living and entertaining.

To the first floor are three bedrooms, including a generous principal bedroom, a well-proportioned second bedroom and a third bedroom suitable for a child, guest room or home office. A contemporary family bathroom completes the accommodation.

Externally, the property benefits from a driveway providing off-road parking to the front. To the rear is an enclosed garden featuring a patio seating area with a covered pergola, lawn and storage shed, offering an excellent space for outdoor dining and family enjoyment.

Conveniently located close to local amenities, schools, transport links and green spaces, this attractive home combines practicality with modern comfort in a popular residential setting.





Accommodation

Kitchen

9' 6" x 9' (2.90m x 2.74m)

Living Room

14' 9" x 10' 2" (4.50m x 3.10m)

Wc

Bedroom 1

14' 9" x 9' 6" (4.50m x 2.90m)

Bedroom 2

10' 2" x 8' 10" (3.10m x 2.69m)

Bedroom 3

9' 10" x 5' 11" (3.00m x 1.80m)

Bathroom

6' 3" x 5' 7" (1.91m x 1.70m)

Agents Note:

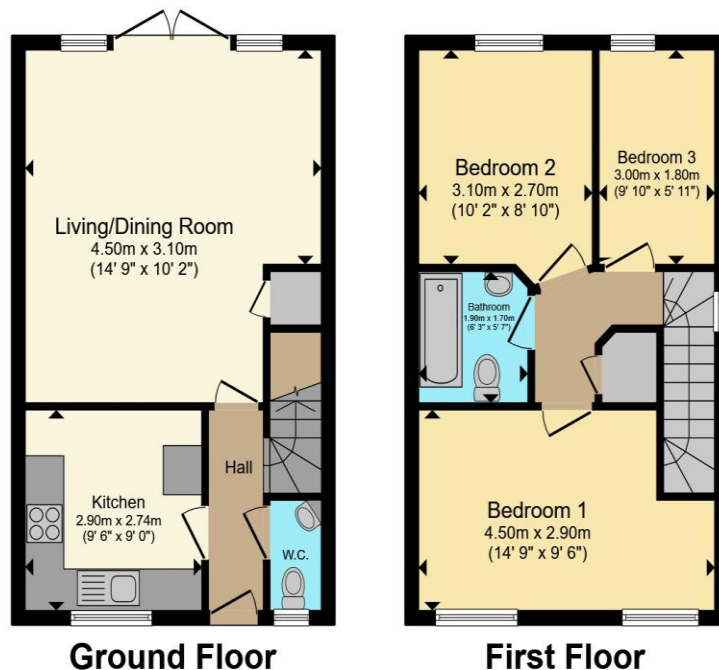
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Floorplan



Total floor area 74.5 sq.m. (802 sq.ft.) approx

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