



*peterrolfe*

## Stipularis Drive, YEADING, UB4 9PW



**£365,000**

ATTENTION FIRST TIME BUYERS - Lovely two bedroom home on the popular Glencoe Development with fully integrated kitchen and gas hob and large living dining room. Doors from the living room open to a character private garden with patio, shrubs and storage shed. To the first floor are two good sized double bedrooms with wardrobes and the family bathroom. Plenty of parking and good transport links close by. Viewing Recommended!

- TWO DOUBLE BEDROOMS
- GLENCOE DEVELOPMENT
- FULLY INTEGRATED KITCHEN
- PRIVATE CHARACTER GARDEN
- OFF STREET PARKING
- VIEWING RECOMMENDED



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## Entrance Hall

Double glazed door to the front, Radiator, stairs to the first floor, built in storage cupboard.

## Through Lounge/Dining Room

17' 2" x 11' 9" (5.23m x 3.58m) Double glazed sliding patio doors to the rear, radiator, coal effect electric fire with timber mantle piece.

## Kitchen

10' 0" x 5' 6" (3.05m x 1.68m) Fitted with a range of base and wall units with work surfaces over, space for cooker with extractor over, single drainer sink unit with mixer tap, double glazed window to the front, integral fridge, integral freezer, space for washing machine, part tiled walls.

## Landing

Access to loft

## Bedroom One

11' 10" x 9' 3" (3.61m x 2.82m) Double glazed window to the rear, radiator.

## Bedroom Two

11' 9" (into wardrobes) x 8' 9" (3.58m x 2.67m) Built in cupboard, triple built in wardrobes with sliding mirrored doors, double glazed window to the front, radiator.

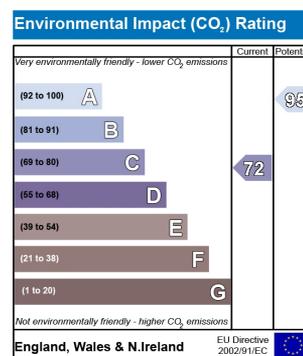
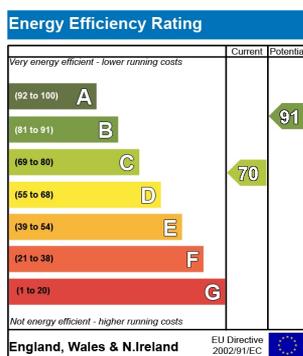
## Bathroom

Panelled bath with shower attachment and tiling around, wash basin, low level WC, extractor fan, radiator.

## OUTSIDE

To the FRONT of the property there is a driveway providing off road parking.

To the REAR there is a decent sized paved garden which is enclosed by timber panelled fencing.



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