







## Property Description

### \*\* TURN KEY READY\*\*

Situated within a sought after location just an easy walk from the Town Centre and Abbey Fields this stunning THREE/FOUR bedroom semi-detached family home is offered with planning permission in place to convert the loft room into a fourth bedroom and en-suite.

The wonderful extension to the rear has created a modern open plan kitchen / diner / family room featuring a large breakfast island and bi-fold doors opening onto the sunny South-West facing rear garden. The ground floor consists of: Lounge, 2nd reception room, kitchen/diner, and cloakroom. Three bedrooms and bathroom to the first floor and loft room to the second. Outside there is off road parking to the front.

### Approach

Gravel driveway providing off road parking for several vehicles and mature privacy shrubs and hedging.

### Entrance Hall

Access to extended hall via double glazed door to the side elevation. Hall comprises of double glazed window to side elevation, stairs rising to the first floor, open to reception room and internal doors to lounge and WC.

### Cloakroom

Downstairs cloakroom with vanity wash hand basin with tiled splashback, wc and double glazed window to the side elevation.

### Lounge

13' 1" x 12' 9" ( 3.99m x 3.89m )

Light and airy lounge with large double glazed bay window to the front elevation, radiator, television point, under floor heating and feature fireplace with log burner.

### Second Reception

10' 2" x 18' 3" ( 3.10m x 5.56m )

Multi-functional room which can be used as a large entertaining space, play room, dining room or even a large office. Featuring a double glazed window plus two additional sky-lights to the side elevation, television point and floating oak beam with free standing electric fire. Leading through to;

### Open Plan Kitchen / Diner

17' 3" x 19' 3" ( 5.26m x 5.87m )

### Kitchen Area

A fabulous modern open plan kitchen/diner/family living space - less than 2 years old!

Featuring a range of wall and base mounted gloss units with integrated appliances such as washer/dryer, dishwasher and fridge freezer. Slate work tops with integrated electric oven and gas hob with cooker hood over. Centralised to the kitchen area is a large breakfast island bar with matching slate worktops incorporating a sink and drainer unit.

Double glazed window and door to the side elevation.

## Dining / Family Area

Two large double glazed sky lights and full width bi-fold doors opening onto the rear garden provide ample light and a perfect space for entertaining with radiator and wood effect laminate flooring.

## First Floor Landing

Stairs rising to the second floor, understairs storage cupboard and internal doors to;

## Bedroom One

13' x 10' 9" ( 3.96m x 3.28m )

Double glazed window the front elevation and radiator. Featuring a walk in wardrobe/dressing area with window to the side elevation.

## Bedroom Two

10' 1" x 7' 2" ( 3.07m x 2.18m )

Double glazed window to the rear elevation, radiator and television point.

## Bedroom Three

7' 9" x 10' 3" ( 2.36m x 3.12m )

Double glazed window to the side elevation and radiator.

## Bathroom

Bathroom with fully tiled walls comprising of bath with shower over, wc heated ladder towel rail and 'his and hers' wash hand vanity basins. Double glazed window to the rear elevation.

## Second Floor

### Loft Room

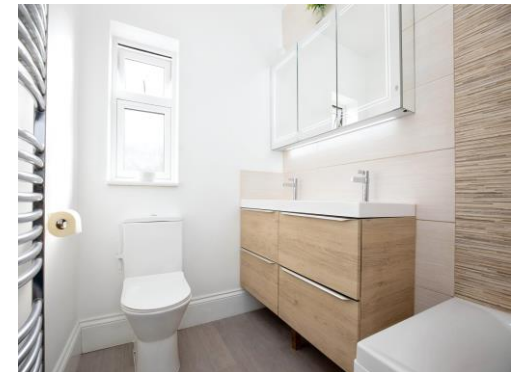
Stairs rising from the first floor landing. Restricted head height in some areas, double glazed window to the side elevation and radiator.

\*\*\*Planning permission in place to create a large fourth bedroom and an en-suite.

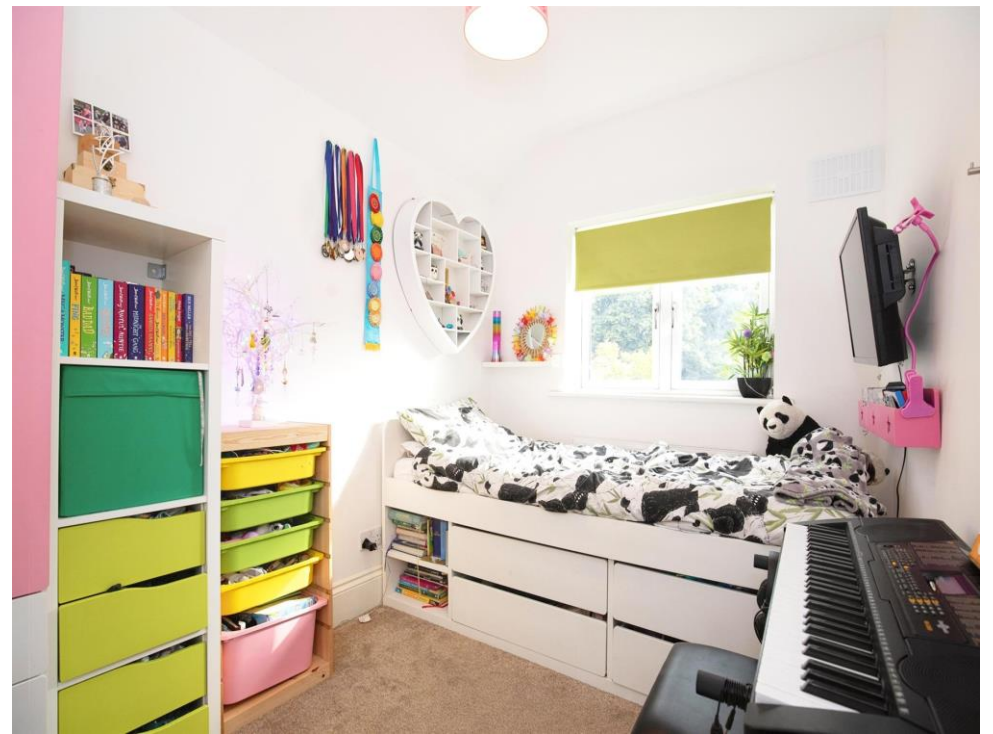
### Outside

### Rear Garden

Landscaped sunny South West facing rear garden with patio seating area perfect for al-fresco dining, artificial lawn beyond with raised borders and gated side access.













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**EPC Rating: F**

Tenure: Freehold

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Property Ref: KEN304306 - 0007