





Property Description

Situated within the ever-popular Priors Hall Park development, this well-presented three-bedroom semi-detached property offers modern living accommodation, an enclosed rear garden, and off-road parking, making it an ideal purchase for first-time buyers, young families, or investors alike.

Upon entering, the welcoming entrance hall provides access to a convenient ground floor cloakroom/WC, staircase to the first floor, and the principal living spaces. The contemporary kitchen/breakfast room is positioned to the front of the property and offers ample space for both food preparation and casual dining. To the rear, the spacious lounge/dining room enjoys plenty of natural light and provides an excellent space for relaxing and entertaining, with French doors opening directly onto the rear garden.

The first floor comprises three well-proportioned bedrooms, including a generous main bedroom, a further double bedroom, and a comfortable single bedroom that could also serve as a nursery, dressing room, or home office. Completing the accommodation is a modern family bathroom accessed from the central landing.

Externally, the property benefits from an enclosed rear garden featuring a patio area ideal for outdoor dining and entertaining, along with gated side access. There is the added convenience of off-street parking.

Located within Priors Hall Park, residents

enjoy easy access to local amenities, schooling, green spaces, and transport links.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Ground Floor

Entrance Hall

Entrance door and window to the front, stairs to the first floor, laminate flooring.

Kitchen

Window to the front, a range of wall and base units with rolled edge work surfaces, 1.5 sink drainer with mixer tap, integrated oven and hob with cooker hood and stainless steel splash back, integrated appliances, tiled flooring.

Lounge / Diner

French door and windows to the rear, laminate flooring.

Cloakroom

Wash hand basin, low level WC, laminate flooring.

First Floor

Landing

Bedroom One

Windows to the front, built in wardrobe, carpet flooring.

Bedroom Two

Window to the rear, carpet flooring.

Bedroom Three

Window to the rear, carpet flooring.

Bathroom

Bath with mixer tap and shower over, wash hand basin, low level WC, tiled splash backs.

Externally

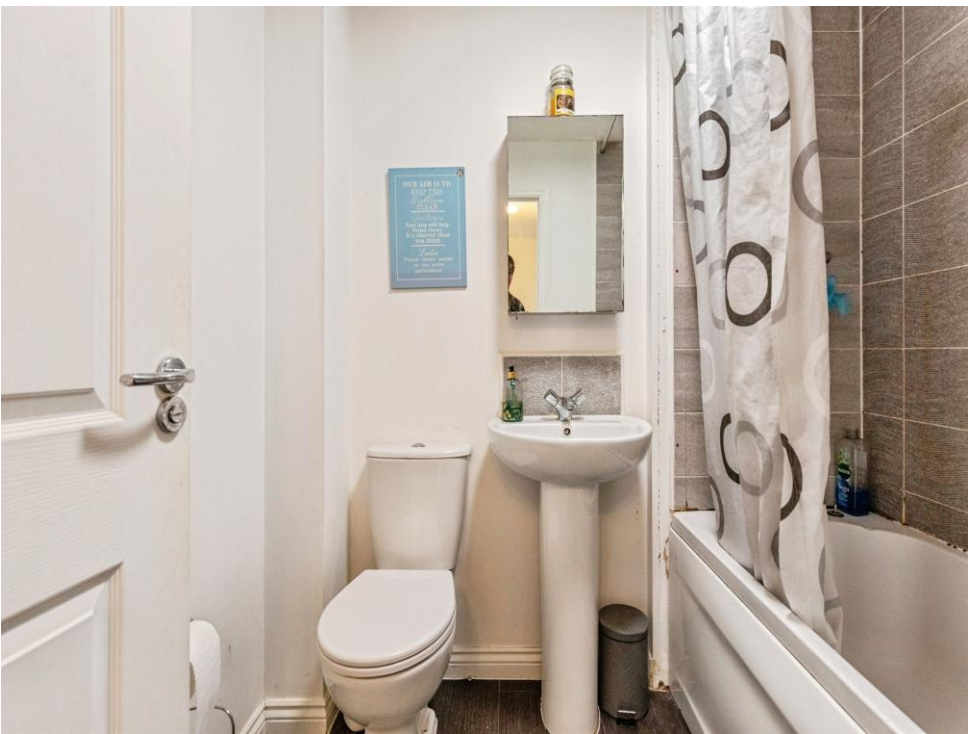
To The Front

Pedestrian pathway leading to entrance, decorative stones.

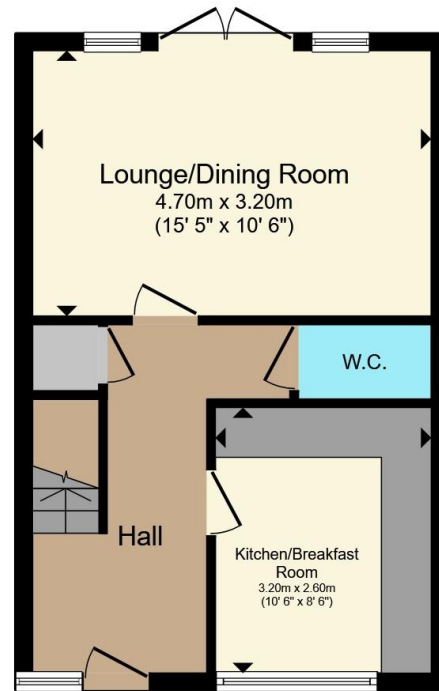
To The Rear

Fully enclosed with gated side access, patio area, laid to lawn, shed.

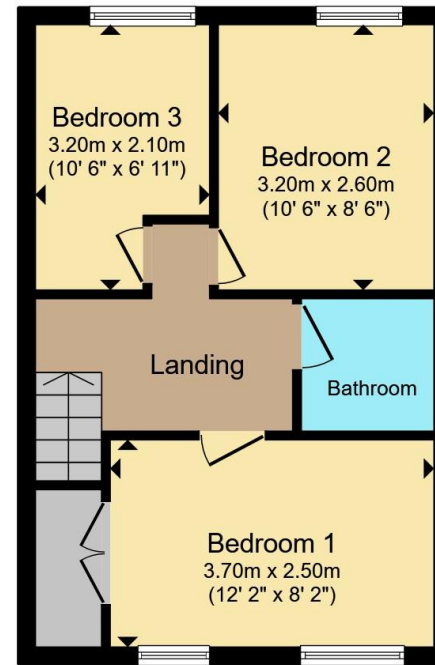








Ground Floor



First Floor

Total floor area 72.0 m² (775 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

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