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Nestled within a quiet and desirable cul-de-sac position, this is an extended and much improved three bedroom semi detached home, offering beautifully presented living accommodation throughout. The current vendors have thoughtfully modernised this superb property to high standard which combines contemporary style with practical family living. Bayston Hill has some excellent amenities some of which include convenience store, hairdressers, primary school and medical practice. Commuters will be pleased to know that access to the local bypass which links up to the M54 motorway network is also readily accessible from the property. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance porch, entrance hallway, lounge, attractive, extended refitted kitchen/diner/family room, garden room, first floor landing, three bedrooms, refitted family bathroom, driveway, large single garage with laundry area, good size rear enclosed gardens, UPVC double glazing, gas fired central heating, cul-de-sac position, popular residential location.

The accommodation in greater detail comprises:

UPVC double glazed entrance door with UPVC double glazed window to side gives access to:

Entrance porch

Having tiled floor, radiator,

Wooden framed door gives access to:

Entrance hallway

Having radiator.

Wooden framed glazed double doors from entrance hallway gives access to:

Lounge

13'3 x 12'5

Having UPVC double glazed window to front, radiator, understairs storage cupboard.

Wooden framed glazed double door from lounge gives access to:

Extended refitted kitchen/diner/family room

23'2 x 10'10

And comprises: A range of attractive eye level and base units with built-in cupboards and drawers, stylish fitted worktop with inset 1 1/2 ceramic sink with mixer tap over, integrated Neff double oven, Neff stainless steel four ring gas hob with cooker canopy over, space for further appliances, wine rack, breakfast bar, two UPVC double glazed windows to rear, recessed spotlights to ceiling, wood effect flooring, wall hung radiator, service door to garage.

Square arch from kitchen/diner/family room gives access to:

Garden room

11'11 x 11'8

Having brick base, range of UPVC double glazed windows overlooking the property's rear gardens, recessed spotlights to ceiling, UPVC double glazed French doors giving access to rear gardens, radiator, wood effect flooring.

From entrance hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side, loft access, recessed spotlights to ceiling.

Doors from first floor landing then give access to: Three bedrooms and modern refitted family bathroom.

Bedroom one

13'5 x 8'10

Having UPVC double glazed window to front, recessed spotlights to ceiling, radiator, large built-in double wardrobe.

Bedroom two

9'4 x 9'0

Having UPVC double glazed window to rear, radiator, built-in store cupboard housing gas fired central heating boiler, free standing fitted wardrobe.

Bedroom three

9'9 max reducing down to 6'114 min x 6'5

Having UPVC double glazed window to side, radiator, over stairs store cupboard with fitted hanging rail, TV aerial point.

Modern refitted family bathroom

Having a three piece white suite comprising: Panel bath with drench shower over and hand-held shower attachment off with glazed shower screen to side, wash hand basin with mixer tap over and storage cupboard below, low flush WC, heated towel rail, recessed spotlights and extractor fan to ceiling, UPVC double glazed window to rear, wood effect flooring.

Outside

To the front of the property there is a small lawn garden. To the side of this there is a brick edge stone driveway providing off street parking. Access is then given to:

Large single garage

16'4 x 7'8 reducing down to 7'2

Having electrically operated roller door, recessed spotlights to ceiling, radiator.

Rear gardens

There are generous size gardens which comprise: A large raised timber decked area, paved sun terrace, lawn gardens, raised stone beds with inset shrubs, plants and bushes, outside lighting point, outside electricity point. The rear gardens are enclosed by fencing.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND C

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

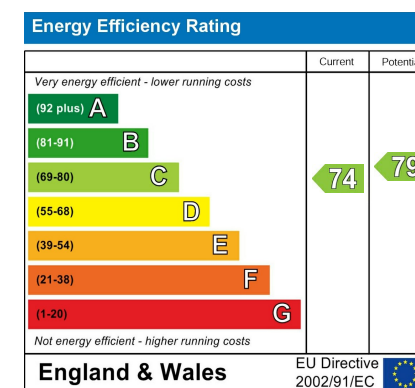
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VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

