



This lovely three bedroom semi detached home has been maintained to a high standard throughout. The property is situated in a quiet cul-de-sac within the sought after village of Bulphan and features include a spacious lounge, fitted kitchen, dining room, conservatory, en suite to bedroom one, stylish bathroom, west facing garden and ample parking.

- Lounge 20'9 x 10'11
- Dining room 16'6 x 7'10
- Fitted kitchen 14'5 x 7'9
- Conservatory 9'10 x 8'11
- Bedroom one 12'3 x 11'1 with en suite
- Bedroom two 13'4 x 7'9
- Bedroom three 10'4 x 8'
- Stylish bathroom
- West facing rear garden approx 40'
- Off road parking for several vehicles



ENTRANCE

Door with opaque double glazed inserts and opaque double glazed side windows leads to:

ENTRANCE PORCH

Vinyl floor covering. Partially glazed door with opaque glazed side window leads to:

ENTRANCE HALL

Smooth plastered ceiling, access to first floor, radiator, power point, fitted carpet.

GROUND FLOOR CLOAKROOM

Opaque glazed window to front, coved and textured ceiling, suite comprising vanity unit with inset wash hand basin and low flush wc, tiled walls, radiator, tiled floor.

LOUNGE

20'9 x 10'11 (6.32m x 3.33m)

Double glazed bi-fold doors lead to conservatory, coved and smooth plastered ceiling with inset spotlights, radiator with attractive surround, further radiator, built-in under stairs storage cupboard, power points, fitted carpet.

CONSERVATORY

9'10 x 8'11 (3.00m x 2.72m)

Double glazed windows to rear and sides, double glazed door leading to rear garden, radiator, power points, tile effect laminate floor.

FITTED KITCHEN

14'5 x 7'9 (4.39m x 2.36m)

Double glazed window to rear, half glazed door to side, smooth plastered ceiling with inset spotlights, extensive range of base and eye level units with contrasting granite work surfaces, inset butler sink, range style cooker with extractor canopy above, integrated microwave, fridge/freezer, washing machine and dishwasher, power points, tile effect laminate floor with under floor heating.

DINING ROOM

16'6 x 7'9 (5.03m x 2.36m)

Double glazed window to front, coved and smooth plastered ceiling, built-in storage cupboard housing meters, radiator, power points, laminate floor.

FIRST FLOOR LANDING

Smooth plastered ceiling, access to loft space, built-in storage cupboard housing gas central heating boiler and water softener, fitted carpet.

BEDROOM ONE

12'3 (into wardrobes) x 11'1 (3.73m (into wardrobes) x 3.38m)

Double glazed window to rear, coved and smooth plastered ceiling, range of fitted wardrobes with mirrors inset into two doors, matching headboard, bedside cabinets, chest of drawer unit and dressing unit, built-in eaves storage cupboard, radiator, power points, fitted carpet.



EN SUITE

Opaque double glazed window to rear, smooth plastered ceiling with inset spotlights, suite comprising large shower cubicle, wash hand basin and low flush wc, heated towel rail, tiled walls, tiled floor with under floor heating.

BEDROOM TWO

Double glazed window to front, coved and textured ceiling, built-in eaves storage cupboard, radiator, power points, laminate floor.

BEDROOM THREE

10'4 x 8' (3.15m x 2.44m)

Double glazed window to front, coved and smooth plastered ceiling, built-in double cupboard, radiator, power points, fitted carpet.

BATHROOM

Double glazed skylight window, smooth plastered ceiling with inset spotlights, suite comprising bath with independent shower unit above, shower screen, vanity unit with inset wash hand basin and low flush wc, matching storage cupboards, heated towel rail, tiled floor with under floor heating.

WEST FACING REAR GARDEN

in excess of 40' (in excess of 12.19m)

Large patio area and matching pathway, inset astro turf lawn area, large summer house/shed, outside tap, outside light. Side pedestrian access leads to:

FRONT GARDEN

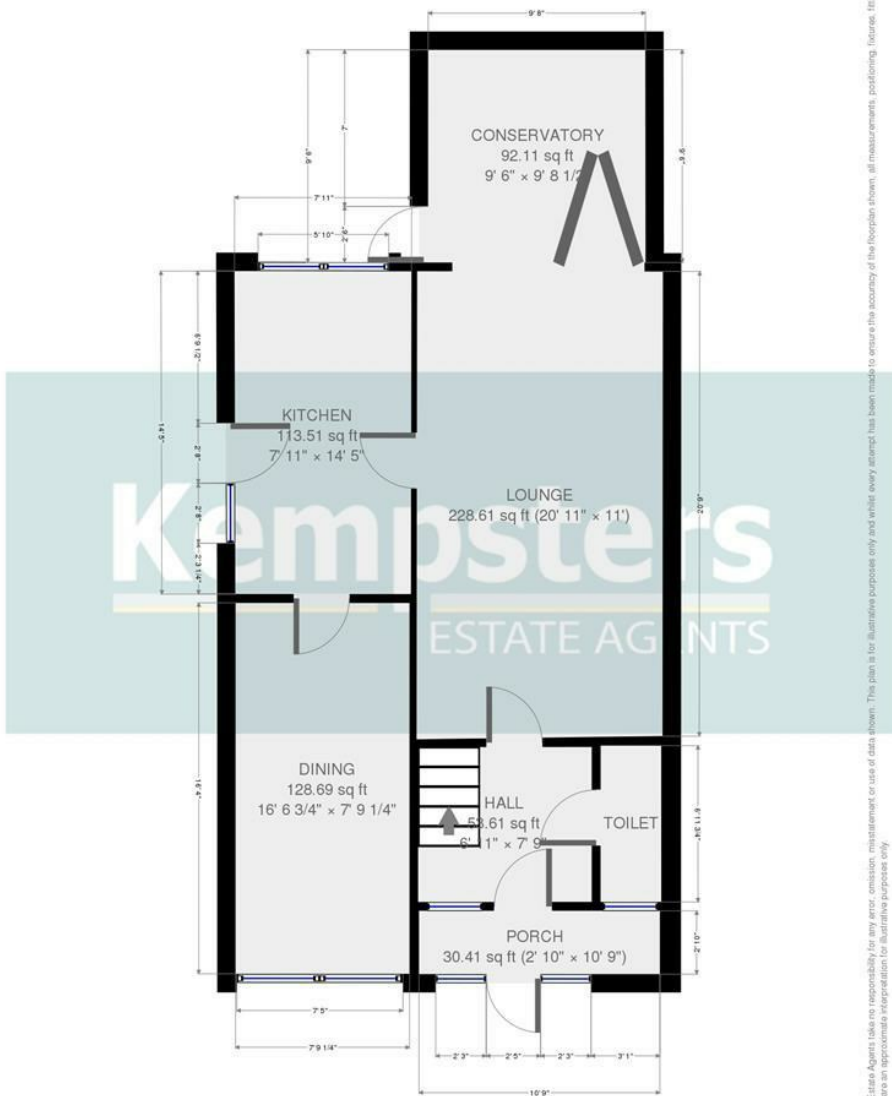
Brick paved providing off road parking for several vehicles.



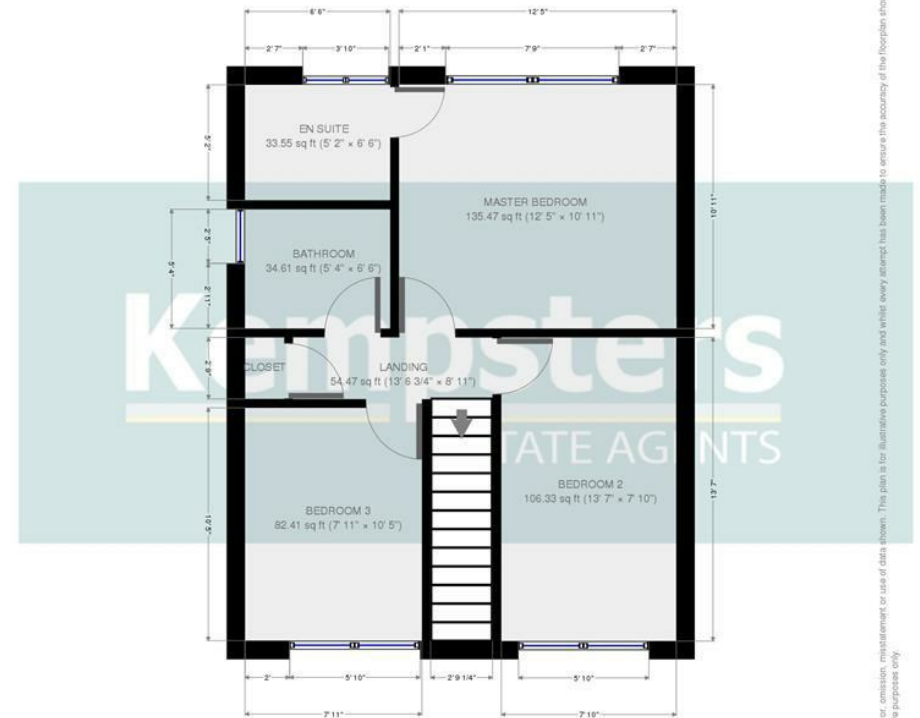








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