





This **FANTASTIC** semi-detached **FAMILY HOME**, located in the ever **DESIRABLE** Marshalswick and within striking distance of **EXCELLENT LOCAL SCHOOLING**, has been **EXTENDED** from its original design to offer living space over 1200sqft and benefits from a **GARAGE**.

**Offers Over: £750,000**

This home is located in the catchment area for preferred schools and features a well-thought-out layout. Upon entering, you'll find a hallway that leads to a shower room, utility room, and an open-plan kitchen/dining room, which leads to the property's lounge. The first floor consists of three spacious bedrooms and a family bathroom. Outside, there is a large garden and access to additional storage or office space.

EPC Rating: C

Council Tax Band: E





Entrance Hall

Living/Dining Room 6.17m x 4.29m (20'3" x 14'1").

Kitchen 5.32m x 3.03m (17'5" x 9'11").

Shower Room

Utility Room 2.71m x 2.26m (8'11" x 7'5").

Bedroom 1 4.29m x 2.83m (14'1" x 9'3").

Bedroom 2 3.24m x 3.03m (10'8" x 9'11").

Bathroom

Bedroom 3 2.81m x 2.36m (9'3" x 7'9").

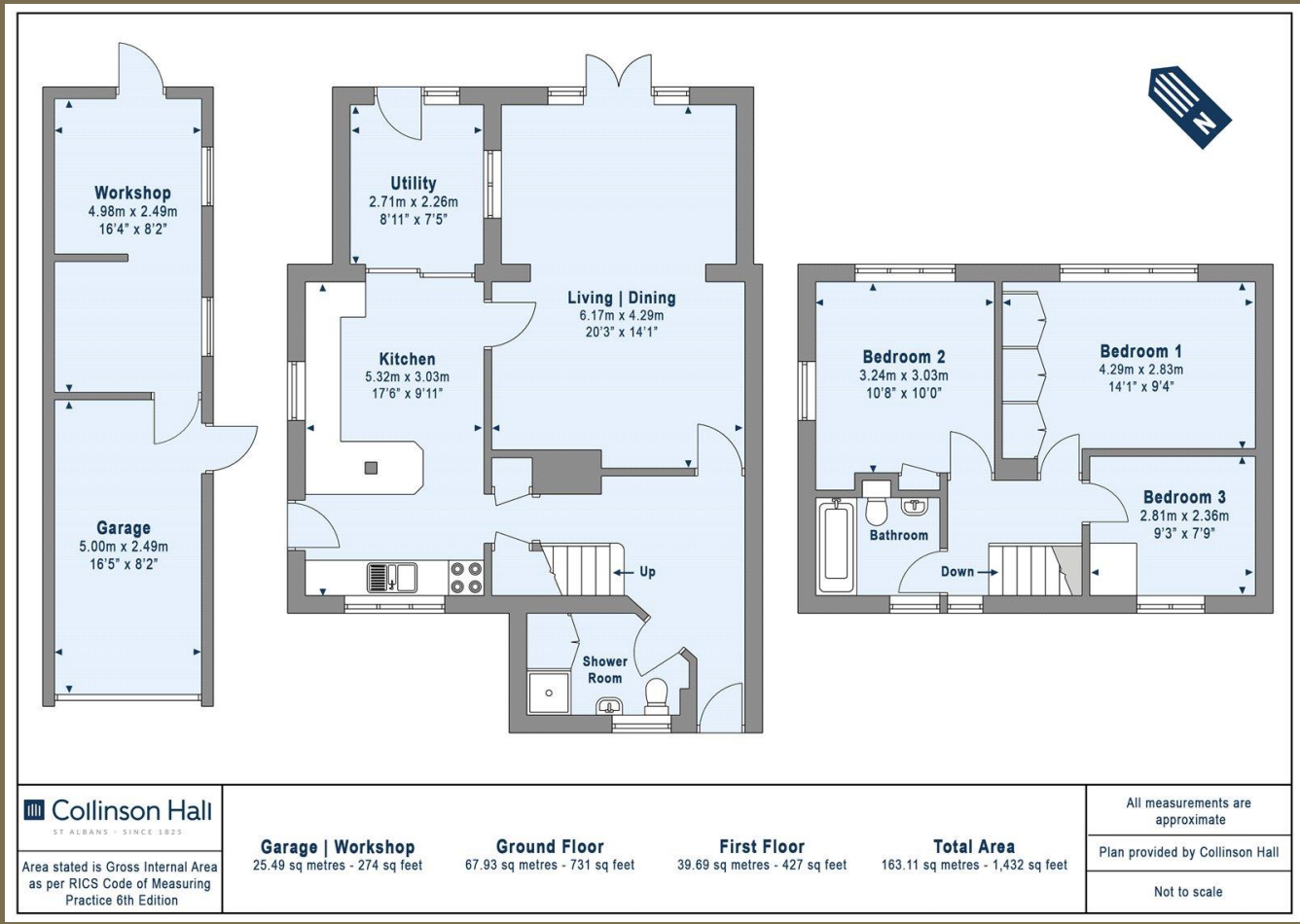
Garden

Garage 5.00m x 2.49m (16'5" x 8'2").

Workshop 4.98m x 2.49m (16'4" x 8'2").







**PLEASE NOTE**

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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