





A **SPACIOUS** and beautifully presented **FOUR BEDROOM** semi-detached family home situated on a **POPULAR ROAD** close to excellent amenities, good local schools, and a short drive to the vibrant city centre.

Guide Price: £875,000

The property benefits from a ground floor extension creating a spacious family home. The accommodation is arranged over two levels and comprises an entrance hall which is complemented by a guest cloakroom, spacious sitting room, bedroom with stylish ensuite shower room, and excellent walk-in wardrobe. To the rear of the property is a useful utility room and a fabulous open-plan kitchen/dining room complemented by a stylish centre island, high-quality integral appliances and bi-folding doors opening to the rear garden. On the first floor, there are three bedrooms, a modern bathroom and access to loft space. Outside the driveway provides off-road parking for several cars with side access to a good size landscaped rear garden. In our opinion, this already good-sized family home offers excellent potential for further extension subject to obtaining the necessary planning consents.





Entrance Hall

Lounge 3.35m x 3.34m (11' x 10'11").

Kitchen/Diner 7.34m x 8.31m (24'1" x 27'3").

Utility Area

WC

Bedroom 3 3.51m x 3.12m (11'6" x 10'3").

Walk in Wardrobe 1.60m x 1.89m (5'3" x 6'2").

Ensuite Shower room

Bedroom 1 3.33m x 3.34m (10'11" x 10'11").

Bedroom 2 3.94m x 3.02m (12'11" x 9'11").

Bedroom 4 2.94m x 2.95m (9'8" x 9'8").

Bathroom 1.61m x 1.59m (5'3" x 5'3").

Garden







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.