





A DELIGHTFUL TWO BEDROOM SEMI DETACHED HOUSE IN CANTLEY THAT WILL NOT DISAPPOINT. If you are looking for a first time buy or investment, then this could be the one for you, with deceptively spacious accommodation and a conservatory addition to the rear. The property in brief comprises of entrance hall, living room, conservatory, kitchen, side entrance hallway, utility room, stairs, first floor landing, two bedrooms, bathroom, front paved off street parking and a lovely rear garden with log burner. AN EARLY INSPECTION IS HIGHLY RECOMMENDED AND IT IS AVAILABLE WITH NO UPWARD CHAIN.

ENTRANCE HALL

12' 11" x 7' 3" (3.96m x 2.22m) A beautiful home that all buyers will be proud of which is entered via the front facing double glazed frosted door to the hallway, front facing double glazed frosted window, radiator, laminate flooring, open arch with spotlights to the reception room and a storage cupboard beneath the stairs.

LIVING ROOM

19' 6" x 8' 10" (5.95m x 2.71m) Open reception space with rear facing double glazed doors to the conservatory, front facing double glazed window, laminate flooring, radiator and a wall mounted feature electric fire.

CONSERVATORY

8' 7" x 8' 6" (2.62m x 2.60m) Fantastic addition to this two bedroom property offering further living space overlooking the garden, with side/rear facing double glazed windows, side facing double glazed French doors, laminate flooring and a television point.



KITCHEN

9' 7" x 7' 1" (2.93m x 2.16m) Wonderful kitchen with fitted units at eye and base level, rolled top work surfaces incorporating a single bowl sink with drainer unit, four ring electric hob, single electric oven, breakfast bar with partially tiled walls above the work surfaces, integrated fridge, side facing stable door to the side entrance hallway, radiator, tiled flooring and rear facing double glazed window.

SIDE ENTRANCE HALLWAY

3' 0" x 9' 7" (0.93m x 2.93m) Front facing door to the driveway, rear facing stable door leading to the garden, open access to the utility room, laminate flooring and an internal door to the kitchen.

UTILITY AREA

6' 0" x 5' 6" (1.83m x 1.70m) Benefitting from fitted storage units at base level with rolled top work surfaces incorporating a single bowl sink, plumbing for a washing machine, radiator and tiled flooring.

STAIRS

Leading from the entrance hall to the first floor landing.

LANDING

6' 5" x 3' 8" (1.98m x 1.14m) Providing access to the bedrooms/bathroom, plus also benefits from a drop down ladder leading to the loft space and side facing double glazed window.

BEDROOM

14' 10" x 9' 7" (4.54m x 2.94m) Lovely spacious double bedroom positioned at the front of the property with front facing double glazed window, radiator, laminate flooring and fitted wardrobes.







BEDROOM

11' 3" x 9' 7" (3.43m x 2.93m) Second bedroom overlooking the rear garden via the rear facing double glazed window and a radiator.

BATHROOM

6' 5" x 5' 6" (1.98m x 1.68m) Nicely presented bathroom with three piece suite, comprising of low flush WC, wash hand basin within a vanity unit, L-shaped bath with shower screen mounted above, dual shower head, partially tiled walls, tiled flooring, heated towel radiator and a rear facing double glazed frosted window.



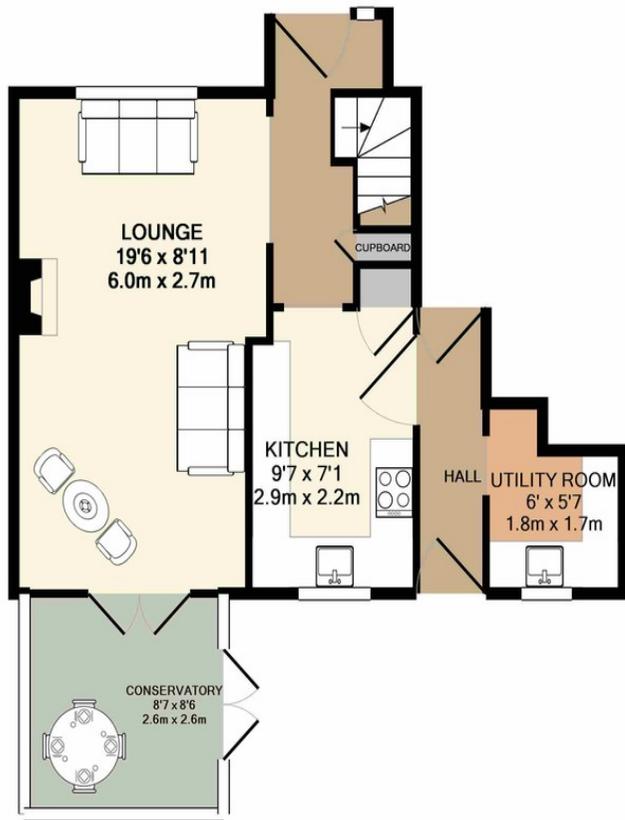
FRONT DRIVEWAY

Offering a paved area for off street parking with open access to the driveway and a partial fence enclosure.

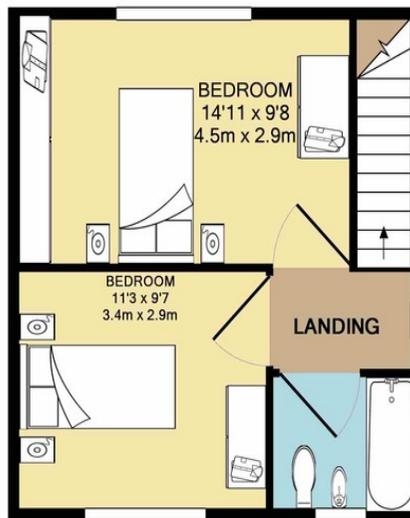
REAR GARDEN

Pleasant garden this is mainly laid to lawn with a fence enclosure, raised decking, under cover seating area with log burner and a shed for storage.





GROUND FLOOR
 APPROX. FLOOR
 AREA 508 SQ.FT.
 (47.2 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 345 SQ.FT.
 (32.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 853 SQ.FT. (79.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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