





FANTASTIC BUY IN CANTLEY WITH THREE BEDROOMS. This delightful semi-detached house located in the popular area of Cantley would ideally suit a family looking for spacious accommodation. It boasts pleasant decor throughout that will impress most buyers and should be viewed internally to be fully appreciated. In brief it comprises of entrance hall, living/dining room, kitchen, utility room, stairs, landing, three bedrooms, bathroom, front and rear gardens. **CALL TODAY TO ARRANGE A VIEWING.**

ENTRANCE HALL

9' 8" x 6' 2" (2.96m x 1.88m) A beautiful home in the heart of Cantley which is entered via the front facing double glazed frosted door to the entrance hallway, radiator, laminate flooring and a front facing double glazed frosted window.

LIVING ROOM

18' 0" x 10' 5" (5.49m x 3.20m) Wonderful bright and airy living space currently utilised as a lounge/dining area with front facing double glazed window, two radiators and a television point.

KITCHEN

12' 8" x 7' 0" (3.88m x 2.15m) A modern kitchen which is nicely presented with cream fitted units at eye and base level, rolled top surfaces incorporating a single and half bowl sink with drainer unit, four ring gas hob with extractor hood above, electric oven, space for a fridge/freezer, plumbing for a dishwasher, radiator, spotlights to the ceiling, storage cupboard beneath the stairs, rear facing double glazed window and an access door to the utility room.



UTILITY ROOM

9' 4" x 6' 2" (2.85m x 1.88m) With fitted base storage units, plumbing for a washing machine, wall mounted boiler unit, laminate flooring, radiator, two rear facing double glazed windows and a rear facing double glazed door to the garden.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

6' 2" x 8' 5" (1.88m x 2.58m) Providing access to the bedrooms/bathroom, with a storage cupboard and a loft access point.

BEDROOM

13' 9" x 10' 0" (4.20m x 3.05m) Lovely double bedroom with front facing double glazed window, radiator, fitted wardrobes and storage cupboard.

BEDROOM

10' 10" x 9' 10" (3.32m x 3.02m) Positioned to the rear of the property is a further double bedroom with rear facing double glazed window and a radiator.

BEDROOM

8' 1" x 7' 1" (2.48m x 2.16m) A single bedroom with front facing double glazed window and a radiator.

BATHROOM

8' 5" x 5' 4" (2.58m x 1.65m) Fantastic bathroom with a three piece white suite comprising of a low flush WC, wash hand basin, bath with shower screen mounted above, shower unit, heated towel radiator, spotlights to the ceiling, tiled flooring and two rear facing double glazed frosted windows.







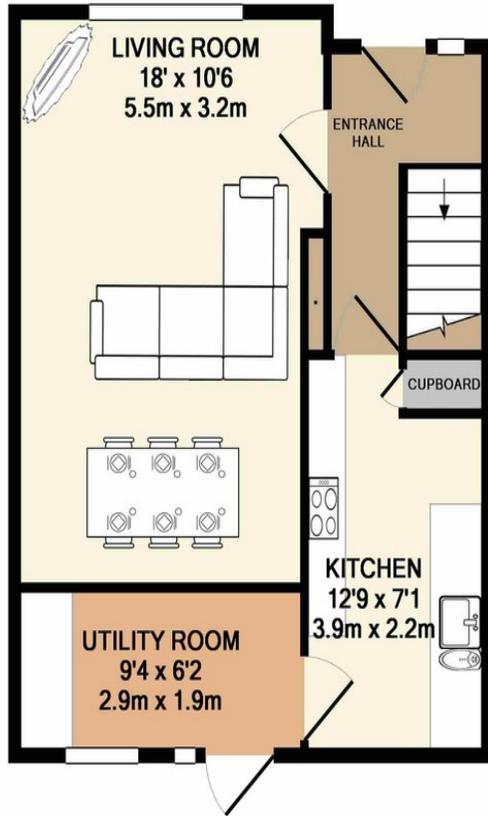
FRONT GARDEN

Concrete area with fence enclosure, side access gate to the rear garden and a front facing gate leading to the path.

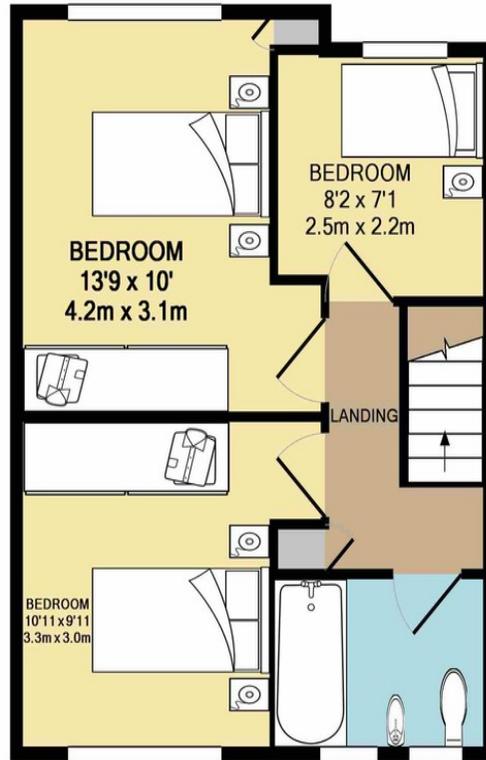
REAR GARDEN

Laid to lawn area, with raised decking perfect for sitting out enjoying those sunny days, also benefits from a fence enclosure and a paved path.





GROUND FLOOR
APPROX. FLOOR
AREA 417 SQ.FT.
(38.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 415 SQ.FT.
(38.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 832 SQ.FT. (77.3 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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	64	85
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	61	85
England & Wales	EU Directive 2002/91/EC	