





**A BEAUTIFUL THREE BEDROOM SEMI-DETACHED HOUSE IN KIRK SANDALL WITH GARAGE.** This delightful property is located on Connaught Drive and offers the ideal family home with bright living space, open plan kitchen/dining area, stairs, three spacious bedrooms, fantastic bathroom with three piece suite, driveway, garage, front and rear gardens. Fabulous presentation throughout will not disappoint buyers and an internal inspection is highly recommended. **SOUGHT AFTER FAMILY LOCATION.**

#### **ENTRANCE**

Into the living room.

#### **LIVING ROOM**

17' 7" x 13' 3" (5.37m x 4.04m) Lovely bright reception room perfect for the family with front facing double glazed window, front facing double glazed frosted door, front facing double glazed frosted window, pebble effect electric fire with feature decorative surround, two radiators, stairs to the first floor, television point and telephone point.

#### **KITCHEN/DINER**

17' 6" x 8' 6" (5.35m x 2.61m) Beautiful entertaining kitchen/dining space with rear facing double glazed sliding doors to the patio, side facing double glazed window, side facing double glazed door, modern fitted kitchen units at eye and base level, square edge surfaces incorporating a single bowl sink with drainer unit, four ring gas hob with extractor hood above, single electric oven, partially tiled splash backs, plumbing for a washing machine, integrated fridge/freezer, radiator, storage cupboard beneath the stairs and alarm system.



### STAIRS

Leading from the living space to the first floor landing.

### LANDING

8' 10" x 6' 5" (2.71m x 1.96m) Providing access to all bedrooms/bathroom and benefits from a side facing double glazed window and a loft access point.

### BEDROOM

10' 11" x 11' 11" (3.35m x 3.64m) Beautiful bright and airy bedroom with front facing double glazed window, radiator and spotlights to the ceiling.

### BEDROOM

10' 2" x 10' 0" (3.12m x 3.07m) Further spacious bedroom overlooking the rear garden via the rear facing double glazed window, radiator and storage cupboard.

### BEDROOM

7' 4" x 6' 3" (2.26m x 1.92m) Positioned at the front of the property with front facing double glazed window and a radiator.

### BATHROOM

5' 4" x 6' 11" (1.65m x 2.13m) Fabulous bathroom with three piece white suite comprising of a low flush WC, wash hand basin within a vanity unit, P-shaped bath with shower screen mounted above, electric shower unit, tiled flooring, heated towel radiator, spotlights and a rear facing double glazed frosted window.







### **FRONT GARDEN & PARKING**

Laid to lawn area with shrub beds, open access to the driveway providing off street parking for one car and side access to the rear garden via a gate.

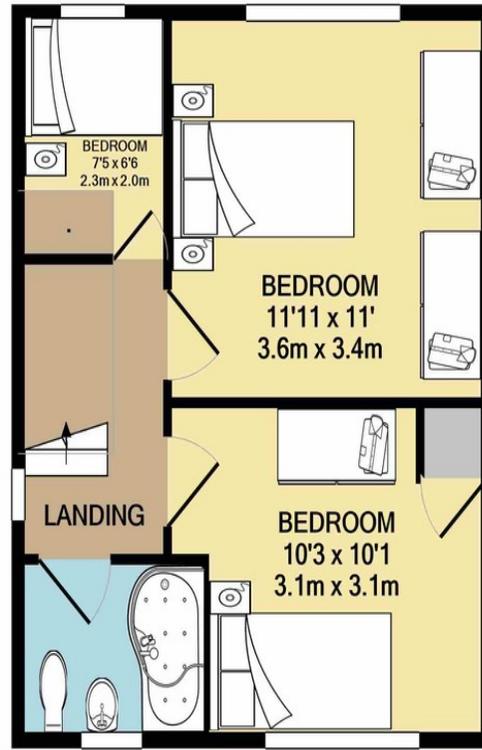
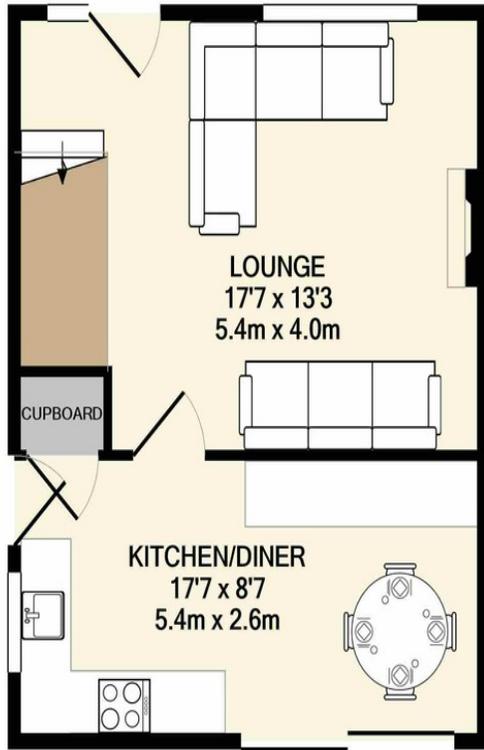
### **GARAGE**

Single garage with up and over door, plus further side access door.

### **REAR GARDEN**

Landscaped rear garden with central lawn, shrub/flower beds, fence enclosure, paved patio and path.





TOTAL APPROX. FLOOR AREA 768 SQ.FT. (71.4 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

