





WHAT A FABULOUS FAMILY HOME THAT IS BOTH SPACIOUS AND FULL OF CHARACTER. Beautiful end terraced property that is beautifully decorated throughout and offers the perfect move in ready house with lots of living space and accommodation over three floors. Positioned on Garden Road in Moorends this lovely property briefly comprises of entrance hallway, living room with bay window, side entrance hallway, utility room, WC, open plan kitchen/dining area, stairs, first floor landing, master bedroom with en-suite shower room, two further first floor bedrooms, family bathroom, stairs, spacious second floor fourth bedroom, large front garden, off street parking and small side garden. **WONDERFUL INDIVIDUAL PROPERTY THAT MUST BE VIEWED TO BE APPRECIATED.**

ENTRANCE HALL

2' 9" x 14' 10" (0.84m x 4.53m) Providing access to this delightful home via the front facing double glazed frosted door to the entrance hallway, radiator, open access to the side hallway and stairs to the first floor landing.

LIVING ROOM

11' 6" x 12' 7" (3.51m x 3.86m) Wonderful cosy room with front facing double glazed bay window overlooking the garden, feature fireplace with electric fire, storage cupboard built in, radiator, beam to the ceiling, television point and a telephone point.

KITCHEN

9' 0" x 12' 0" (2.76m x 3.67m) With an open arch through to the dining area, this room provides the perfect entertaining kitchen with rear facing double glazed window, fitted kitchen units at both eye and base level, rolled top work surfaces incorporating a single and half bowl sink with



drainer unit, space for a cooker with electric hob, extractor hood mounted above, plumbing for a dishwasher, space for a fridge/freezer, tiled flooring, rear facing double glazed window and partially tiled walls.

DINING AREA

12' 6" x 10' 4" (3.83m x 3.16m) Lovely bright room with views over the garden, open access to the kitchen, radiator and laminate flooring.

SIDE ENTRANCE HALL

With a side facing double glazed frosted door to the side garden, open access to the entrance hallway, door to the utility room/WC, radiator and an alarm system.

UTILITY ROOM

6' 9" x 4' 7" (2.07m x 1.41m) Useful extra space for the utility area, with rolled top surface, plumbing for a washing machine, space for a tumble dryer, space for a fridge/freezer, tiled flooring, side facing double glazed window, storage cupboard and access to the WC.

WC

4' 3" x 3' 2" (1.32m x 0.99m) Benefitting from a low flush WC, wash hand basin and tiled flooring.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

Providing access to the three first floor bedrooms/bathroom and stairs to the second floor landing.



MASTER BEDROOM

10' 3" x 12' 9" (3.13m x 3.89m) Nicely decorated master bedroom with en-suite, front facing double glazed window, radiator and door to the shower room.

EN-SUITE

3' 2" x 9' 9" (0.97m x 2.99m) Spacious en-suite with low flush WC, wash hand basin, shower cubicle with electric shower unit, heated towel radiator, spotlights and front facing double glazed frosted window.







BEDROOM

13' 4" x 12' 9" (4.07m x 3.90m) Further double bedroom with front facing double glazed window, radiator and beam to the ceiling.

BEDROOM

13' 5" x 11' 10" (4.09m x 3.63m) Positioned at the rear of the property with side facing double glazed window radiator and beams to the ceiling.

FAMILY BATHROOM

Fabulous large family bathroom with separate shower cubicle, bath, low flush WC, wash hand basin, heated towel radiator, partially tiled walls, storage cupboard, spotlights, extractor fan and a rear facing double glazed frosted window.

STAIRS

Leading from the first floor landing to the second floor, with rear facing double glazed window.

BEDROOM

11' 5" x 25' 8" (3.49m x 7.84m) Fantastic bedroom space on the second floor, currently utilised as a family games room with side facing double glazed window, front facing double glazed window and two radiators.

FRONT GARDEN & DRIVEWAY

Double gates lead to the gravel driveway providing off street parking for three cars, central lawn area with mature tree and shrub beds, side access to the side garden and a fence enclosure.

SIDE GARDEN

Small side garden with fence enclosure.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	70 c
55-68	D		
39-54	E		
21-38	F		