



An EXTENDED link-detached family home with FOUR GOOD-SIZED BEDROOMS, entrance hall & cloakroom, spacious lounge, IMPRESSIVE 25' KITCHEN DINER, conservatory, STUDY/ laundry room, refitted bathroom, GARAGE & driveway, and family-sized rear garden. PRICED TO SELL... reserve your viewing slot today!!



COMING SOON... RESERVE YOUR VIEWING SLOT TODAY!

Hamilton Piers of Springfield are pleased to offer for sale this EXTENDED link-detached family home located in the heart of North Springfield - within easy access to local shops, schools, the A12, and the City Centre. The property offers SPACIOUS ACCOMMODATION which includes; entrance hall and cloakroom/wc, spacious 17' lounge, IMPRESSIVE 25'4" KITCHEN DINER, laundry room/STUDY*, CONSERVATORY overlooking the rear garden, FOUR GOOD-SIZED BEDROOMS, and refitted family bathroom. Externally the property offers a driveway to the front, GARAGE - with potential to convert into additional accommodation or further extend over (STPP), and a family-sized rear garden.

Viewings are highly recommended!

The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR:-

ENTRANCE HALL:

UPVC entrance door to side, wood-effect flooring, radiator, door to lounge and cloakroom.

CLOAK ROOM:

Obscure double glazed window to front, vanity wash hand basin, low-level WC, tiled floor, radiator.

LOUNGE: (17' 2" x 13' 10")

Double glazed window to front, feature fireplace, stairs to first floor (could be partitioned via creating a separate hallway), radiator, door to kitchen diner.

KITCHEN DINER: (25' 4" x 10' 6")

A very impressive-sized kitchen diner; with two double glazed windows to rear, stable-style door to rear onto patio, range of wall and base units, granite work surfaces with stainless steel sink and drainer unit inset, built-in stainless steel double oven, hob with stainless steel extractor hood over, space for washing machine, dishwasher, washing machine & American-style fridge freezer, under-stairs storage cupboard, door to laundry room/office, double glazed french doors to rear into conservatory.

LAUNDRY ROOM/ STUDY: (7' 3" x 4' 1")

Radiator, door to garage, currently used as small home office.

CONSERVATORY: (11' 5" x 10' 2")

Double glazed windows to side and rear aspects, double glazed french doors to side, radiator.

FIRST FLOOR:-

LANDING:

Doors to all bedrooms and family bathroom.

BEDROOM ONE: (13' 11" x 9' 2" inc. wardrobes)

Double glazed window to front, built-in wardrobes to one wall, loft hatch, radiator.

BEDROOMTWO:(10' 6" x 10' 5")

Double glazed window to rear, built-in wardrobes, radiator.

BEDROOMTHREE: (14' 6" x 7')

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Double glazed window to front and rear, built-in wardrobes and desk, radiator.

BEDROOM FOUR: (8' 3" max x 7' 9")

Double glazed window to front, built-in wardrobe, radiator.

FAMILYBATHROOM:

Obscure double glazed window to rear, panelled corner bath with shower attachment, pedestal wash hand basin, low-level WC, tiled walls.

EXTERIOR:

REAR GARDEN:

Block paved patio area, mainly laid to lawn, shed to rear, gated side access.

FRONT GARDEN:

Brick-paved driveway providing ample off-road parking, up and over door to the garage - with power & lighting connected.

AGENTS NOTES

If you have any further questions regarding this property, please call Hamilton Piers' Springfield Office.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.