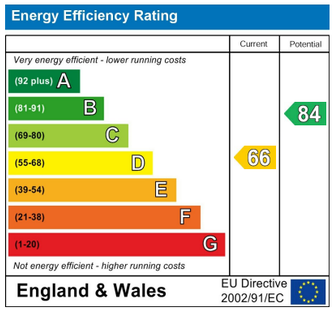
DIRECTIONS

SATNAV: PE30 3LF



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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HALLWAY 22'5 x 5'11 (6.83m x 1.80m)
Laminate Flooring, understairs cupboard, stairs to first floor.

LOUNGE/DINER 26'4 x 11'5 (8.03m x 3.48m)
Fitted carpet, wood burner, bay window to front aspect, French doors to kitchen/diner.

KITCHEN/BREAKFAST ROOM 17'1 x 11'10 (5.21m x 3.61m)
Laminate flooring, with electric underfloor heating, integrated washing machine. electric oven and gas hob. Integral fridge/freezer. French doors to garden.

SHOWER ROOM
Modern three piece suite, corner shower, hand wash basin, WC and heated towel rail. Window to side aspect.

LANDING 7'9 x 7'7 max (2.36m x 2.31m max)
Fitted carpet, window to side aspect.

BEDROOM ONE 11'11 x 11'4 (3.63m x 3.45m)
Fitted carpet, double radiator, window to rear aspect.

BEDROOM TWO 11'11" x 11'5" (3.63m x 3.48m)
Fitted carpet, double radiator, window to front aspect.

BEDROOM THREE 8'7" x 7'6" (2.62m x 2.29m)
Fitted carpet, double radiator, window to rear aspect.

BATHROOM 6'0 x 5'10 (1.83m x 1.78m)
Recently renovated, three piece suite, bath with shower taps, hand wash basin, WC. Heated towel rail, window to front aspect. Full height wall tiling.

SINGLE GARAGE

FRONT GARDEN
Large gravel driveway for multiple vehicles. Laid to lawn with shrubs.

REAR GARDEN
fully enclosed, laid to lawn with patio area and shed.

IMPORTANT INFORMATION
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Located in South Wootton, this well-presented three-bedroom semi-detached house offers a delightful blend of comfort and convenience. The property boasts a spacious layout, making it an ideal home for families or those seeking extra room to breathe.

As you approach the house, you will be greeted by a large driveway that provides ample parking space, complemented by a single garage for additional storage or vehicle accommodation. Upon entering, you will find a welcoming atmosphere that flows throughout the home.

The property features three bedrooms, perfect for family living or accommodating guests. The family bathroom and a separate shower room ensure that morning routines are a breeze, providing both functionality and privacy.

This semi-detached house is not only well-maintained but also offers a wonderful opportunity to create lasting memories in a friendly neighbourhood. With its convenient location, you will enjoy easy access to local amenities, schools, and transport links, making it a perfect choice for those looking to settle in a vibrant community.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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