



 **2**
Bedrooms

 **1**
Bathroom



A Newly Extended and Refurbished Two Bedroom Semi Detached House.

Private Landscaped Rear Garden.

No Through Road with Woodland Walks at the end.

Avalon Estates – A newly extended and extensively refurbished two-bedroom semi-detached house. This stylish property has been the subject of an intensive programme of refurbishment throughout. In addition, a superb extended kitchen and living area has been created to a very exacting standard with patio doors leading out to the enclosed and landscaped private garden. Located in a quite no through road with woodland walks at the end. This elegant property demands viewing to fully appreciate all that is on offer.

Entrance Hall

Double glazed door with decorative glass panel, into hallway. Textured and coved ceiling with ceiling light point, stairs to first floor and door off to all accommodation.

Lounge *15' into Bay x 11' 1" max (4.57m x 3.37m)*

Textured and coved ceiling, ceiling light point, double glazed bay window to front aspect. Walk in under stairs storage cupboard, window to side aspect, Wal mounted electric breaker box. door into

Kitchen *14'9" max x 10'6" (4.49m x 3.2m)*

Textured and coved ceiling , 2 x ceiling light points, a range of base and wall mounted storage cupboards with under unit lighting, inset halogen hob with electric oven under, integrated dishwasher, integrated upright fridge freezer, inset deep sink and draining board with mixer tap over, Beechwood work surfaces and Breakfast bar, part tiled walls Utility area double glazed window to side aspect, space and plumbing for washing machine, Beechwood work surface, wall mounted Gas central heating boiler, 1 x radiator. High quality laminated flooring throughout.

Living Area *12'7" x 9' 2" (3.83m x 2.79m)*

Smooth plastered ceiling, wall mounted lighting point, double glazed patio doors giving access to the private rear garden, radiator, seating area at for the breakfast bar. Door into -

Cloakroom

Textured ceiling, obscure double-glazed window to side aspect, LLWC, vinyl flooring.

Stairs to First Floor Landing

Textured and coved ceiling, ceiling light point, loft access hatch, double glazed window to side aspect, doors of to all accommodation

Bedroom One *15' into bay x 11' 2" (4.57m x 3.40m)*

Textured and coved ceiling, ceiling light point, double glazed bay window to front aspect, 1 x radiator. Built in storage cupboard.

Bedroom Two *13' 2" x 7' 4" (4.01m x 2.35m)*

Textured and coved ceiling, ceiling light point, double glazed window to rear aspect, radiator.

Bathroom

Textured ceiling, ceiling light point, obscure double glazed window to rear aspect, p shaped bath with plumbed shower over and glass side screen,

LLWC, wall mounted hand wash basin with storage draws under, wall mounted chrome ladder style heated towel rail, fully tiled walls and vinyl flooring.

Rear Garden

Enclosed on all sides, with a pathway which extends along the side of the property which allows access to the front via a secure wooden gate. There is a small green house located in the far corner of the garden. The remainder is laid to lawn with a selection of complementary mature plants and shrubs

Front Garden

The front boundary is defined behind a low brick-built wall, a newly tarmacked driveway provides off road parking, a pathway extends to the side of the property which allows access to the rear garden via a secure wooden gate. The remainder of the front is laid to lawn with a selection of complementary plants and shrubs.

