



FOR STARTERS



GUIDE PRICE
£425,000

MAIN COURSE

Situated on a generous corner plot within the sought-after Welcombe Hills area, this well-presented three bedroom detached home offers spacious and comfortable living, just a pleasant stroll from the town centre. The property is ideally located within walking distance of three primary schools – Welcombe Hills, Thomas Jolyffe, and St Gregory's Catholic Primary – and provides easy access to the A46 and motorway links.

On entering the home, you are welcomed by a bright entrance hall with stairs leading to the first floor. To the front is a cloakroom fitted with a white suite, while to the side sits a spacious open-plan sitting and dining room, an inviting area for relaxing or entertaining. This room leads through to the garden room, a lovely spot for enjoying the garden views with doors opening directly outside. The kitchen is fitted with a range of wall and base units with integrated cooking appliances and space for additional white goods. A door provides convenient side access to the garden.

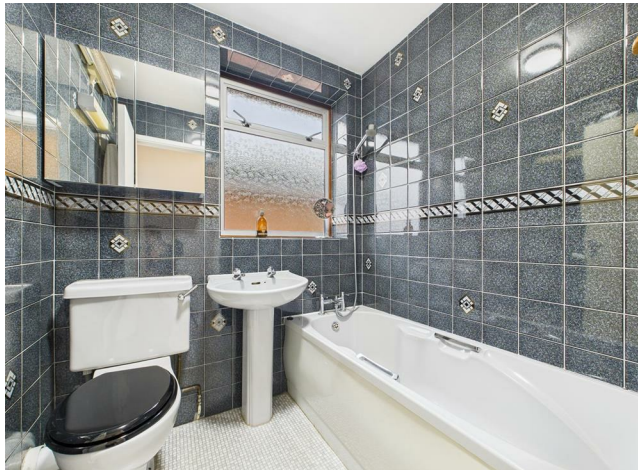
Upstairs, the main bedroom enjoys a dual aspect and features built-in wardrobes along with a private shower cubicle. There are two further well-proportioned bedrooms and a family bathroom fitted with a white suite including a bath, wash basin and WC.

Outside, the walled garden has been recently landscaped to create an attractive and low-maintenance space, wrapping around the side and rear of the home. A detached garage provides additional storage or




parking, while the driveway offers space for up to three cars.

Well maintained by the current owners and offering scope for extension (subject to the necessary permissions), this lovely home combines convenience, comfort and potential in an excellent location. Early viewing is strongly recommended.




KEY INGREDIENTS


 Tenure
Freehold

 Council Tax
Band - D

 EPC
Band - D

 South Facing Rear
Garden

 Mains Gas, Electric,
Water & Drainage

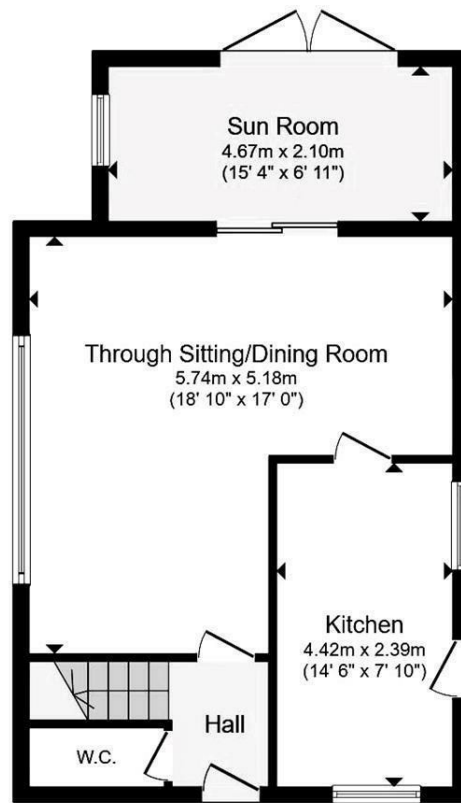
 Heating System
Gas Central Heating



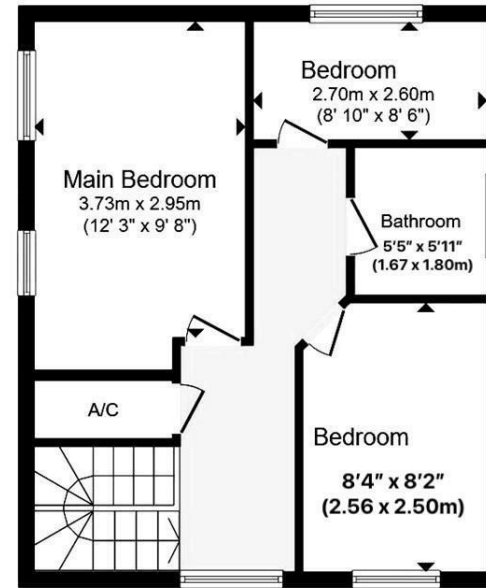
Thomas Jolyffe
Primary

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A LOOK INSIDE?
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Ground Floor



First Floor

Total floor area 99.1 m² (1,067 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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