















£180,000

Energy Rating: B







61 College Gardens

Description

Modern living at its finest! Situated in a well-planned and highly sought after modern development is this deceptively spacious 3 bedroom semi-detached family home. Bursting with a host of modern comforts which are sympathetically complimented with fantastically well-developed features including a well-sized rear garden. A lovely modern built 'Turn Key' home!

Accommodation

Entrance Lobby

Composite entrance door to the front, upvc double glazed window to the side, built in hardwearing entrance mat style flooring. Double radiator.

Living Room 12' 6" x 15' 0" (3.81m x 4.57m)

Upvc double glazed window to the front, two double radiators and a useful storage cupboard.

Open Plan Modern Fitted Kitchen/Dining Room 11'8" x 15'6" (3.55m x 4.72m)

Modern and quality range of tall, wall and base units incorporating drawers, laminate worktops and co-ordinating upstands. Stainless steel inset sink unit with mixer tap, plumbing for a washing machine, plumbing for a dishwasher and an integrated fridge freezer. Concealed gas central heating boiler and a built in electric oven with hob, stainless steel splash back and cooker hood over. Both a upvc double glazed window and french doors to the rear making alfresco dining a viable option.

Downstairs Cloakroom

Modern white suite comprising of a push button wc, pedestal wash hand basin with mixer tap, double radiator and a upvc double glazed window to the side.

First Floor

Landing Area

Upvc double glazed window to the side, useful storage cupboard and independent access to all rooms.

Master Bedroom 11' 9" x 9' 7" (3.58m x 2.92m)

Upvc double glazed window to the front, double radiator and fitted wardrobes.

Luxury En-Suite Shower Room

Modern white suite comprising of a shower cubicle, pedestal wash hand basin with mixer tap, push button wc, double radiator, half tiled walls and a upvc double glazed window to the front.

Bedroom 2 7' 3" x 9' 5" (2.21m x 2.87m)

Upvc double glazed window to the rear and double radiator.

Bedroom 3 7' 3" x 7' 2" (2.21m x 2.18m)

Upvc double glazed window to the rear and double radiator.

Family Bathroom

Modern white suite comprising of a panel bath with mixer tap, pedestal wash hand basin with mixer tap, push button wc, double radiator and half tiled walls.

Externally

Driveway

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Double width driveway offering ample off street parking.

Gardens

The front garden is laid to a small opened lawned area. The rear garden enjoys a good degree of privacy beginning with a block paved patio area before extending onto a mature lawn and further onto a raised decked patio area.

Council Tax Band

Council tax band:- C

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

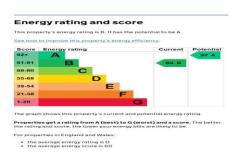
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Viewing Arrangements

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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.