

Merriott, TA16 5QX

Offers in the Region Of £285,000



Deceptively spacious four bedroom semi detached family home with ample off road parking and a private enclosed garden. The accommodation comprises spacious lounge/diner, bedroom/playroom. kitchen/breakfast room, toilet and shower room on the ground floor. Upstairs are three good size bedrooms and a shower room. To the front of the property is a tarmac driveway providing off road parking for several cars and to the rear a well kept private enclosed garden. An early viewing comes highly recommended to fully appreciate all that is on offer in this highly sought after location.

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#### LOCATION

#### **Entrance Hall**

Double glazed door to front, laminate flooring, stairs to first floor, under stairs cupboard and radiator.

Lounge/Diner - 21' 1" x 15' 5" (6.432m x 4.690m) 'L' shaped

Two rear aspect double glazed windows, feature fireplace with log burner\*, laminate flooring, storage cupboard and two radiators. \*Please note the log burner will not be included in the sale\*

Bedroom Three/Playroom - 11' 11" x 10' 11" (3.635m x 3.332m)

Front aspect double glazed window, laminate flooring and radiator.

Kitchen/Breakfast Room - 14' 11" x 10' 8" (4.554m x 3.241m)

Rear aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, one and a half bowl sink, space for range style cooker, cooker hood, space and plumbing for washing machine, space and plumbing for dishwasher, space for tumble dryer, space for under counter fridge, space for freestanding fridge/freezer, tiled splash back, tiled flooring, gas boiler\*, radiator, sliding patio doors to rear garden and double glazed door to front. \*The vendor has advised that the boiler is around 3 years old and the warranty is valid until 2024\*

#### **Shower Room**

Shower cubicle, fully tiled walls, tiled floor and inset ceiling lights.

#### WC

Wash hand basin with vanity unit, WC, tiled walls and tiled floor.

## Stairs and Landing

Front aspect double glazed window, laid to carpet and doors to:

Bedroom One - 10' 11" x 9' 6" (3.322m x 2.884m) Front aspect double glazed window, built in wardrobes and cupboards, laid to carpet and radiator.

Bedroom Two - 10' 9" x 9' 10" (3.276m x 3.009m) Rear aspect double glazed window. recessed wardrobe area, laid to carpet and radiator.

#### Shower Room

Side aspect double glazed window, shower cubicle, wash hand basin with vanity unit, WC, tiled floor, fully tiled walls and heated towel rail.

# Driveway

Tarmac driveway to front accessed via double gates providing off road parking for several cars. Lean to storage shed.

#### Rear Garden

Steps up to a large patio seating area leading onto a lawn with planted borders of mature shrubs. Gravelled area with with log store and large metal shed. The garden is enclosed by fencing and hedges and there is also an outside tap.





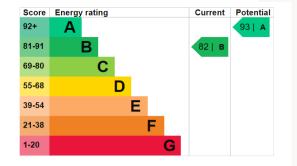


## **AGENTS NOTE**

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## **Directions**

From Broadway in Merriott, take the turning into Hitchen. Follow this road round and the property can be found on the left hand side.







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