



## Kings Fee

£270,000

- Overlooking green area to front
- Conveniently situated for local shop
- Primary School in catchment
- Open plan living
- Upgraded features
- EPC Rating: Awaiting



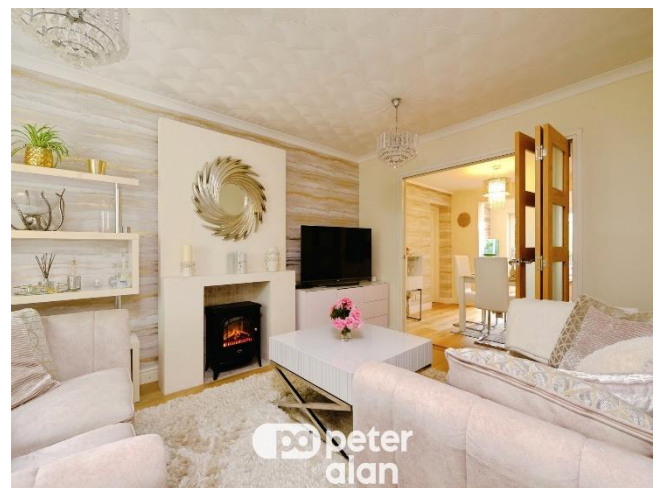
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## About the property

Superb tastefully decorated home with easy living accommodation which flows beautifully out to the extensive rear garden featuring a comfortable entertaining area. Established plants and potting shed along with useful workshop/garden store.

Situated on the edge of Town, ideal catchment for Primary School and local Shop. A particular feature of the property is the dual aspect arrangement, with open view across the green area to the front and access from the street behind, leading into the superbly designed rear garden. Created into segments with ornate inset circular feature with gravel surround and modern raised fish pond. Path's interspersed through the garden with a variety of specimen plants and mature shrubs providing a relaxing environment. Delightful paved terrace adjacent to the extensive covered outdoor entertaining area, along the back of the house, with glazed roof and side panels, combined with wooden built open area with power and lighting, There is a good workshop also having power and lighting, along with useful potting shed. Low maintenance front garden with path up to the property. Internally the well presented accommodation comprises; Entrance Hallway with modern Cloakroom. Attractive quality wood flooring is fitted through main ground floor areas. Sitting Room with view to front aspect and folding doors leading through to a splendid open plan Dining Area extending to additional TV Snug area. With the fitted Kitchen comprising a range of base and wall mounted units, built-in eye level oven, hob and integrated fridge/freezer. Door leading out to the rear covered area. On the First Floor there is a superb upgraded Shower Room and three sizeable Bedrooms. Viewing highly recommended.





## Floorplan



Total floor area 171.3 m<sup>2</sup> (1,843 sq.ft.) approx

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