

Enzian

St Sampson



Enzian is a beautifully upgraded three-bedroom semi-detached house, ideally located on Brock Road which is just a short stroll from the bridge and a wide array of local amenities. This bright and airy home offers well-balanced accommodation across two floors, perfect for modern family living. Upon entering, you are welcomed into a spacious entrance hall that leads into a versatile ground-floor room, currently used as a bedroom/lounge. Adjacent is a contemporary shower room, which also serves as a practical utility area. To the rear, a stunning extension has transformed the space into an open-plan living area, featuring a stylish kitchen, dining, and lounge space with patio doors opening onto a decked area and a private lawned garden, ideal for entertaining or relaxing. Upstairs, the property boasts two generous double bedrooms and a modernized family bathroom, all finished to a good standard. Early viewing is highly recommended to fully appreciate the space, quality, and location that Enzian has to offer

- ✓ 3 Bedrooms
- ✓ 2 Bathrooms
- ✓ New Electric Central Heating
- ✓ Ideal First Home Or Family Home
- ✓ Located Close To Local Amenities
- ✓ Rear Garden & Decked Area
- ✓ Parking for 1 Vehicle
- ✓ Move-In Condition
- ✓ Brand New Boiler
- ✓ Chain Free
- ✓ TRP 91
- ✓ LR3308

## Accommodation

### Ground Floor

#### Kitchen/Diner

Appliances include 4 ring hob with AEG double oven, Brand New Samsung washing machine, fridge and freezer.

14' 3" x 11' 2" (4.34m x 3.40m)

#### Lounge

17' 6" x 12' 1" (5.33m x 3.68m)

#### Utility & Shower Room

9' 0" x 9' 0" (2.74m x 2.74m)

### First Floor

#### Landing

7' 5" x 3' 3" (2.26m x 0.99m)

#### Bathroom 2

7' 1" x 5' 8" (2.16m x 1.73m)

#### Bedroom 1

Fitted Wardrobes

16' 9" x 10' 0" (5.11m x 3.05m)

#### Bedroom 2

10' 0" x 9' 8" (3.05m x 2.95m)

#### Bedroom 3

12' 0" x 12' 0" (3.66m x 3.66m)

### Services

New Electric Central Heating, Mains electricity, water and drainage.

### Price Includes

Floor coverings, curtains/blinds and light



fittings. Appliances as detailed.

**Possession**

By arrangement.

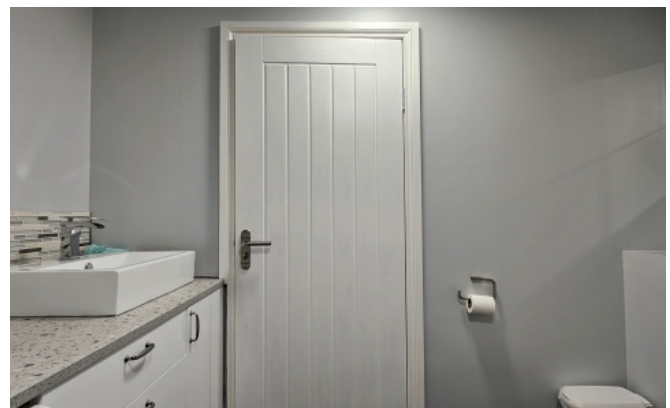
**Viewings**

Strictly by appointment.

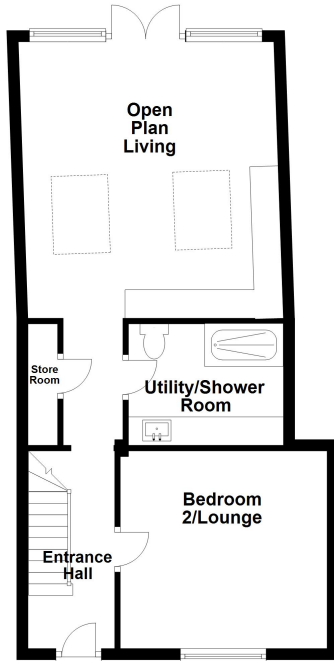
**Please Note**

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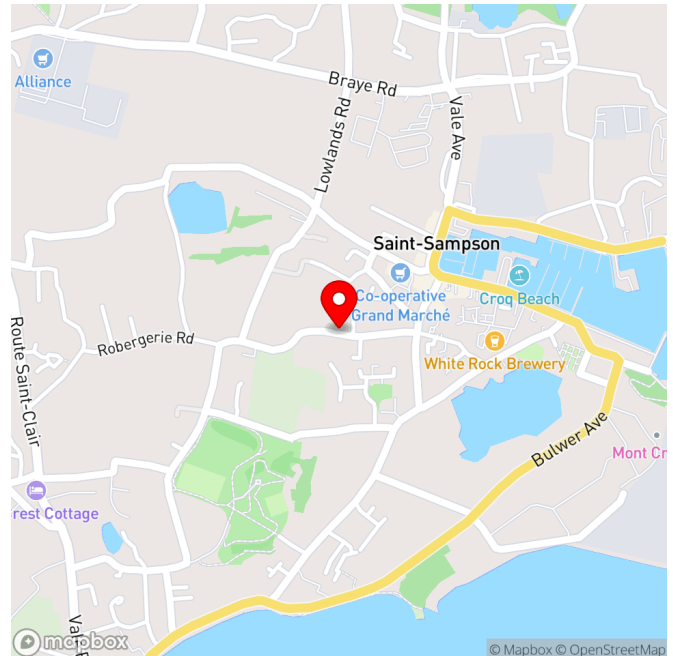
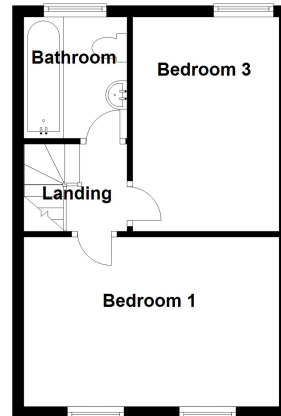
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Ground Floor



First Floor



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