

£620,000
Freehold



Cranford's
Estate Agents



Features

- Ideal Family Home
- Situated On A Clos
- Parking For Up To 4 Vehicles
- Short Drive To Town & The Bridge
- Scope For A Fourth Bedroom
- LR3329
- TRP 154
- Separate W/C
- Garage & Rear Garden

Summary of Property

Cranfords are delighted to bring Magnolia Drive to the local market. Located on the Clos Des Isles development, this well-presented detached home is ideally situated just a short drive from both Town and The Bridge, offering convenience alongside peaceful living. Set towards the rear of the clos, the property benefits from a quiet position and ample parking for up to four vehicles. The ground floor features a spacious kitchen/diner, a bright and inviting living room, a conservatory, W/C, rear porch, and an integral garage which offers flexibility and could be converted into a fourth bedroom or additional living space, subject to the necessary permissions. Upstairs, the property offers three bedrooms, two generous doubles and a third room that could serve as a small double or large single, along with a modern family bathroom. To the rear, a well-maintained west-facing garden provides a lovely space for relaxing and entertaining in the afternoon and evening sun. Viewing is highly recommended, contact Cranfords today on 01481 243878 to arrange yours!

Room Descriptions

Ground Floor

Kitchen/Diner

15' 4" x 14' 8" (4.67m x 4.47m)

Appliances include 4 ring electric Hotpoint hob, Neff double oven, Neff microwave, Hotpoint fridge & Hotpoint fridge/freezer.

Living Room

17' 10" x 11' 6" (5.44m x 3.51m)

Conservatory

9' 5" x 5' 2" (2.87m x 1.57m)

Garage

17' 4" x 9' 1" (5.28m x 2.77m)

Appliances include Hotpoint washing machine, Bosch tumble dryer & Hoover fridge/freezer.

Separate W/C

4' 8" x 3' 0" (1.42m x 0.91m)

Rear Porch

7' 4" x 5' 9" (2.24m x 1.75m)

Storage Cupboard.

First Floor

Landing

9' 10" x 6' 1" (3.00m x 1.85m)

Bedroom 3

11' 7" x 8' 9" (3.53m x 2.67m)

Bedroom 2

12' 1" x 11' 9" (3.68m x 3.58m) Max.

Bedroom 1

15' 0" x 11' 5" x 8' 6" (4.57m x 3.48m x 2.59m) Max.

Family Bathroom

7' 9" x 5' 1" (2.36m x 1.55m)

Services

Mains Electricity and water and drainage. Gas central heating.

Price Includes

Floor coverings, curtains/blinds, and light fittings. Appliances as detailed.

Possession

By arrangement.



Material Information

Parking Types: None.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

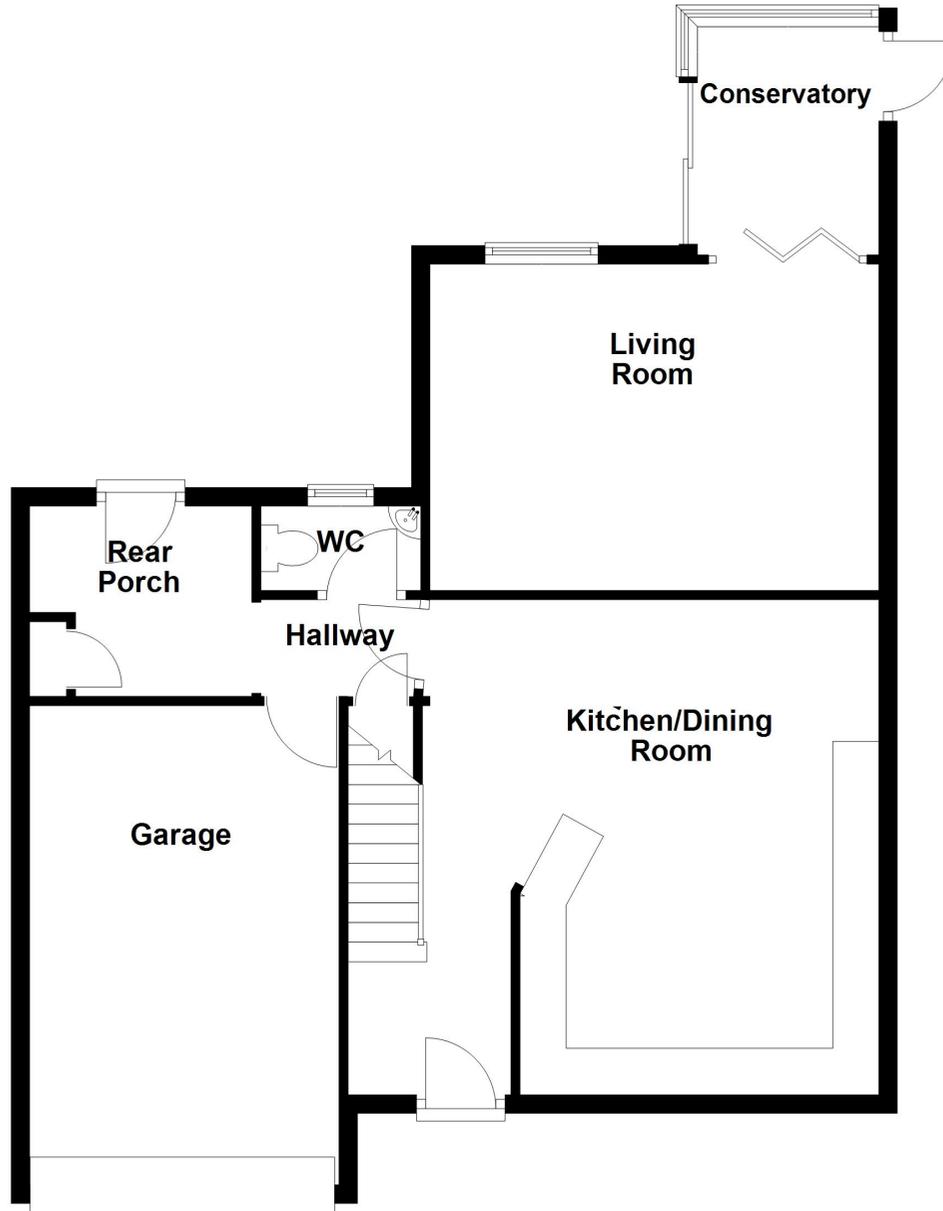
Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

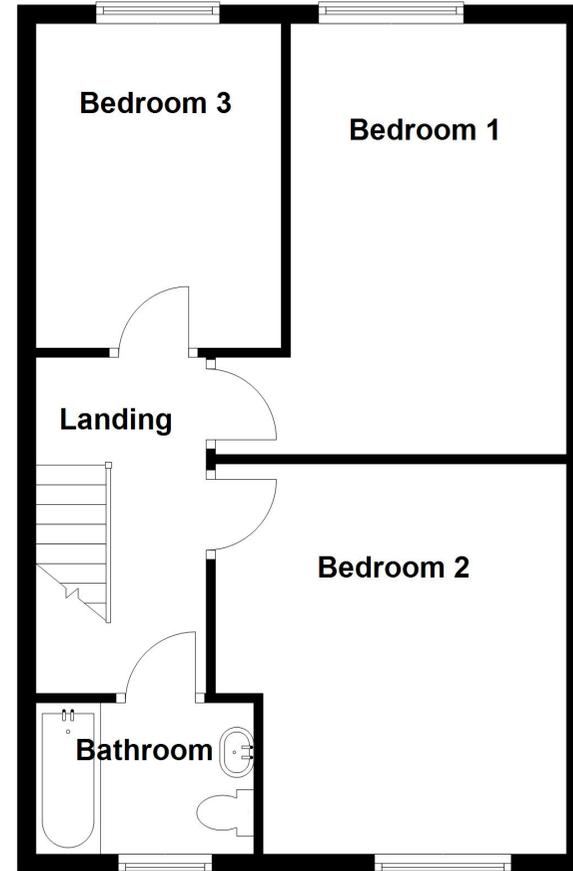


Floorplan

Ground Floor



First Floor



PLEASE NOTE:

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