




SETHS
THINK PROPERTY...THINK SETHS

Keightley Walk
Off Kiln Avenue, Thurmaston

Price £240,000
www.seths.co.uk



***** WELL PRESENTED - NO CHAIN -
CLOSE TO LOCAL SCHOOLS *****

Excellent presented **FOUR BEDROOM SEMI DETACHED** property situated in the Thurmaston area.

Briefly the accommodation comprises, entrance porch, lounge, kitchen & diner, **DOWNSTAIRS BEDROOM & SHOWER EN-SUITE**, three bedrooms located on first floor and a family bathroom. The property benefits from gas fired central heating, PVCu double glazing, front & rear garden, **DRIVEWAY** and **A SINGLE GARAGE**.

Viewing is by appointment only.

GROUND FLOOR

ENTRANCE PORCH

PVCu double glazed door to front aspect, carpeted, radiator and door to :

LOUNGE

19' 08" x 13' 08" (5.99m x 4.17m) PVCu double glazed window to front aspect, carpeted, staircase off and radiator.

KITCHEN & DINER

22' 02" x 9' 09" (6.76m x 2.97m) Well presented fitted kitchen with base level cupboards and drawers having round edged worktops over, wall mounted eye level cupboards, 1 & 1/2 bowl sink with drainer and mixer, gas point for cooker with extractor over, space for fridge freezer, plumbing for washing machine, space for dishwasher, splash backs, tiled flooring, space for dining table,

PVCu double glazed window to rear aspect and PVCu double glazed doors to garden area.

DOWNSTAIRS BEDROOM 4

13' 11" x 11' 05" (4.24m x 3.48m) PVCu double glazed window to front aspect, carpeted, fitted cupboards and radiator.

DOWNSTAIRS SHOWER ROOM

Fitted shower cubicle, close coupled w.c., wash hand basin, fully tiled walls and flooring and PVCu double glazed window to side aspect.

FIRST FLOOR

LANDING

Access to airing cupboard housing gas combination boiler, fitted storage area and carpeted.

BEDROOM 1

13' 09" x 11' 03" (4.19m x 3.43m) PVCu double glazed window to front aspect, fitted cupboards, carpeted and radiator.

BEDROOM 2

13' 10" x 10' 06" (4.22m x 3.2m) PVCu double glazed window to front aspect, fitted cupboards, carpeted and radiator.

BEDROOM 3

9' 11" x 7' 01" (3.02m x 2.16m) PVCu double glazed window to rear aspect, carpeted and

radiator.

BATHROOM

Fully tiled walls and flooring with steps to tiled bath tub, fitted w.c and wash hand basin with storage under, recessed ceiling spotlights, heated towel rail, extractor fan and PVCu double glazed windows to rear aspect.

OUTSIDE

FRONT

Courtyard to the front.

REAR

Slabbed patio area with gated access to :

DRIVEWAY

Driveway located at the rear of the property with access to :

SINGLE GARAGE

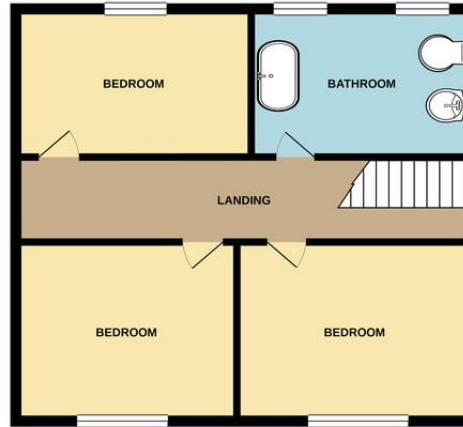
Single garage located at the rear off the property with up and over door.



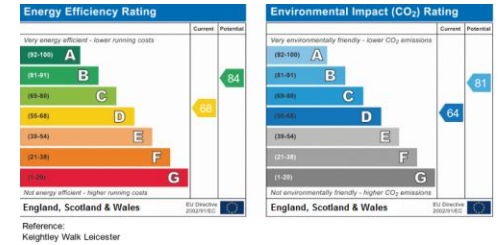
GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA: 1127 sq.ft. (104.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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