



## Grosmont Close, £225,000

- Edge of Town Location
- Integral Garage
- Driveway Parking
- Modern Kitchen and Bathroom
- Enclosed rear Garden
- Available with no onward chain
- EPC Rating: C



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## About the property

Enjoying a convenient location on the edge of Town, within a popular close. A contemporary designed home, enjoying an open plan living style arrangement on the ground floor and integral garage.

Enjoying a convenient location on the edge of Town, within a popular close. A contemporary designed home, redecorated, and ready to occupy. Enjoying an open plan living style arrangement. Entering the property, you are greeted by a lengthy hallway, with natural wooden staircase to first floor and access door to the integral garage, with modern roll-up door. To the end of the hallway sits the open plan Living/Dining Room with window to rear and door leading out to the attractive lawned garden. Opening through to modern refitted Kitchen with range of wall and floor cupboards, with work surface incorporating oven and hob, with space for fridge. Upstairs offers two bedrooms and three-piece bathroom with bath and overhead shower. The principal bedroom, overlooks to rear and features a sizeable built in cupboard, with access to boiler. Second bedroom with Velux window, creating a light filled room, with slightly restricted head height, roof lowering to one side. Outside, this property offers a pleasant enclosed lawned garden and small patio towards the rear. Side gate and the front re-laid driveway surface providing parking in front of the integral garage. Available for viewing immediately, with no onward chain.







# Accommodation

## Reception Hall

## Sitting/Dining Room

14' 7" x 10' 4" (4.45m x 3.15m)

## Kitchen

8' 4" x 5' 11" (2.54m x 1.80m)

## First Floor

## Bedroom 1

10' 5" x 11' 11" into recess room extending to 14' 1" (3.17m x 3.63m into recess room extending to 4.29m)

## Bedroom 2

11' 5" plus recess x 8' 8" (3.48m plus recess x 2.64m)

## Bathroom

## Integral Garage

16' 10" x 7' 8" (5.13m x 2.34m)

## Floorplan



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