





***** IMMACULATE THREE DOUBLE BEDROOM DETACHED PROPERTY ****
OPEN ASPECT OVER WOODLAND TO THE REAR **** This is an impressive and well proportioned home on the highly regard Poets estate benefitting from gas central heating and upvc double glazing. In brief the property offers a good size hallway, guest cloakroom, fitted dining kitchen and a lounge diner with doors onto the garden. Three double bedrooms to the first floor and a family bathroom. Ample block paved parking to the front and a single, enclosed rear garden with views over the woodland. Tennyson Avenue is located close to a full Range of amenities and schooling for all age groups. INTERNAL VIEWING IS HIGHLY RECOMMENDED.



HALL

Entrance door into the hall with stairs to the first floor, radiator and doors to -

CLOAKROOM

Vanity sink unit with wash hand basin, low flush wc, radiator and a upvc double glazed window to the front.

LOUNGE

Feature Coal effect fire with modern surround, radiator, upvc double glazed window and doors onto the garden.

KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted oven and hob with extractor, plumbing and space for a washing machine, integrated fridge freezer, radiator, upvc double glazed window to the front and a door to the side.

FIRST FLOOR LANDING

Upvc double glazed window on the half landing, loft access and doors to -

BEDROOM 1

Upvc double glazed window to the rear with views over the garden and woodland, radiator.

BEDROOM 2

Upvc double glazed window to the rear with views over the garden and woodland, radiator.



BEDROOM 3

Upvc double glazed window to the front and a radiator.







BATHROOM

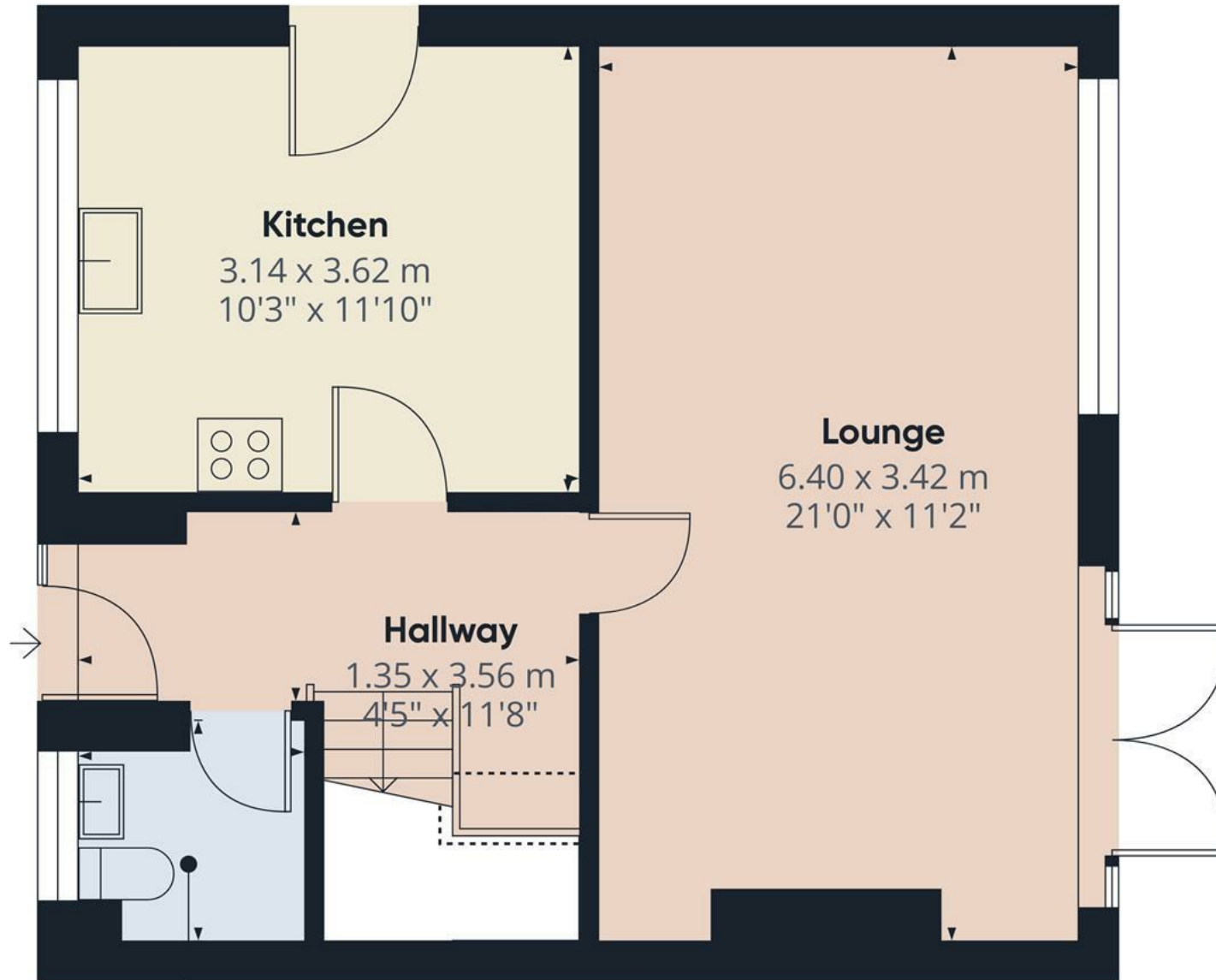
Panel enclosed bath with a shower and shower screen, low flush wc, wash hand basin, radiator, upvc double glazed window to the front and fully tiled walls and floor.

OUTSIDE

Block paved drive providing ample parking, single garage with up and over door. Gated access to the enclosed rear garden offering a lawn, paved patio, beds and a decked patio.







WC
1.61 x 1.60 m
5'3" x 5'3"

Floor 0

Approximate total area⁽¹⁾

44 m²
473.62 ft²

Reduced headroom

0.43 m²
4.61 ft²

(1) Excluding balconies and terraces

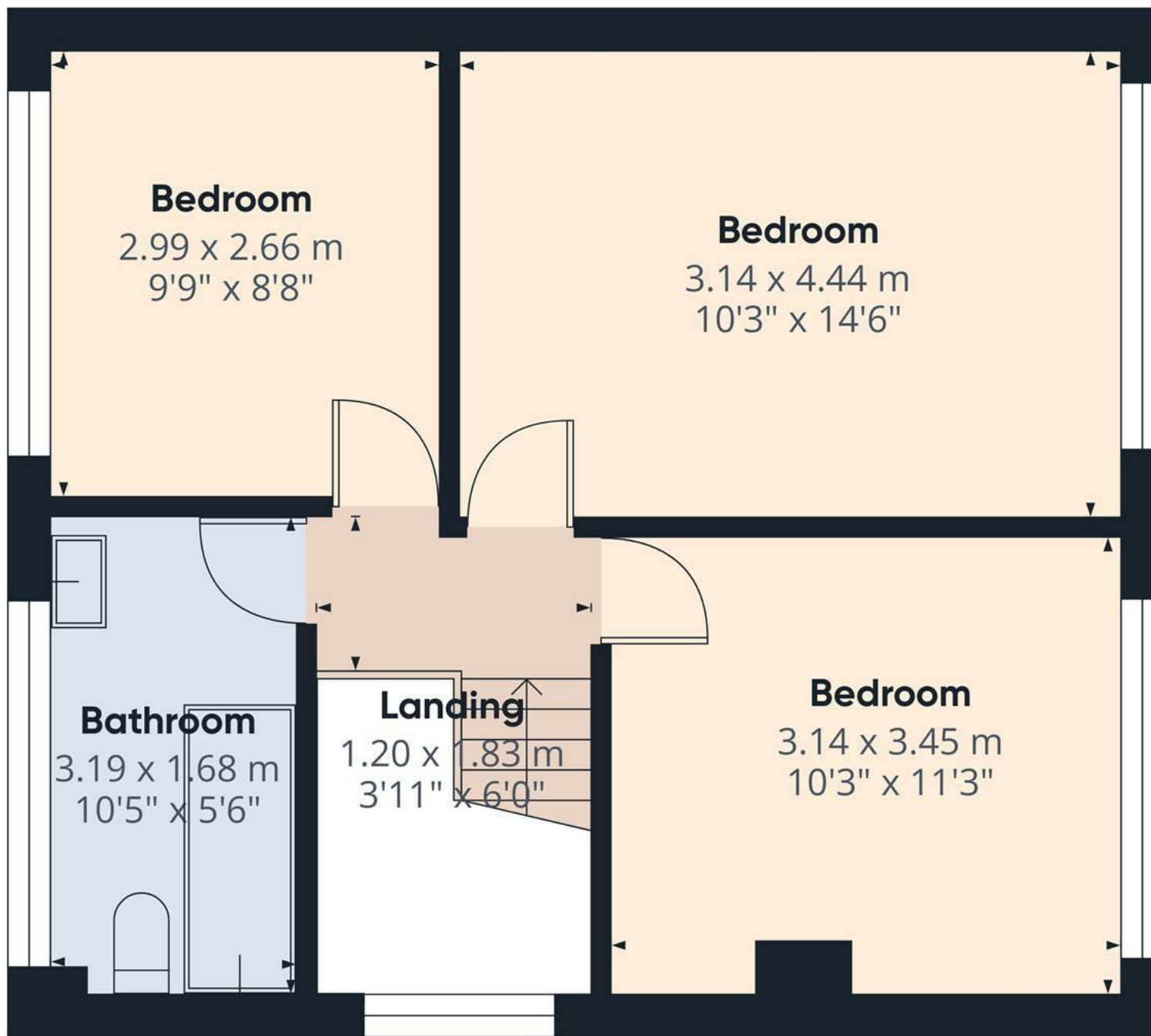
Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1

Approximate total area⁽¹⁾

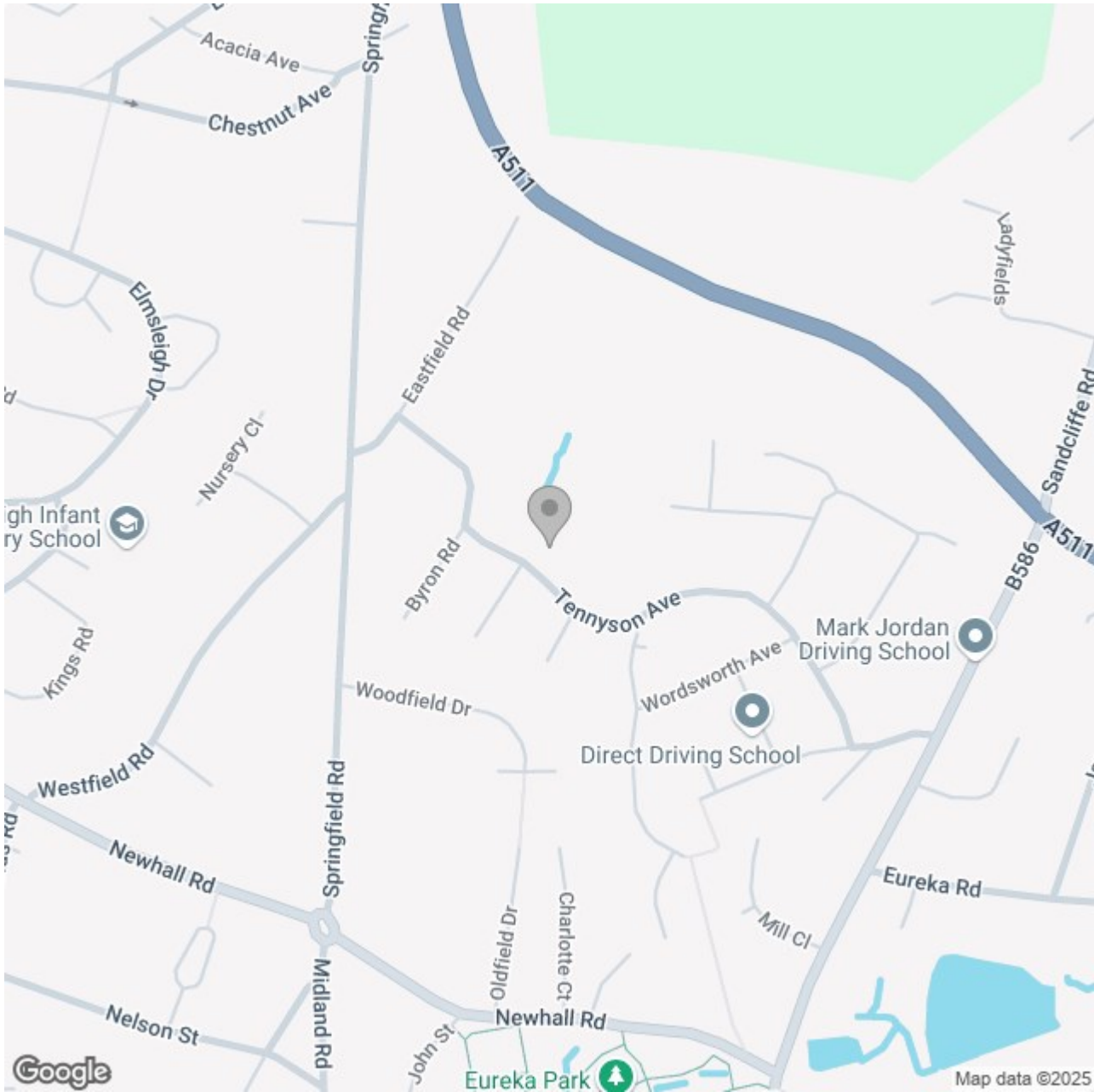
41.17 m²
443.16 ft²

(1) Excluding balconies and terraces.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	