

Benjamins

Because property is personal

£280,000 Alton Avenue, Wilford



ALTON AVENUE, WILFORD

Benjamins are delighted to offer for sale this immaculate three-bedroom detached house located in a cul-de-sac position in the popular area of Wilford. Close to local amenities and transport links. The accommodation briefly comprises entrance hall, living room, good size dining kitchen. large conservatory, three bedrooms and family bathroom. The property benefits from gas central heating and double glazing. Outside there is a driveway providing off street parking and an enclosed rear garden. We would highly recommend an internal viewing of this home for it to be appreciated.





- Traditional detached home
- Three bedrooms
- Stunning dining kitchen
- Spacious conservatory
- Living room with bay window
- Contemporary bathroom
- Sought after location
- Off-street parking for several cars



3 Bedrooms / 1 Bathroom / 2 Receptions

£280,000

Summary

Entrance Hall

With upvc double glazed entrance door and side panels. Radiator wooden flooring, ceiling light fitting, under stair storage cupboard with shelving and power, stairs to the first floor and doors to the living room and dining kitchen.

Living Room 3.80m (12' 6") x 3.10m (10' 2")

With double glazed bay window to the front aspect. Radiator, wooden flooring, ceiling light fitting and feature contrasting marble effect hearth and surround housing gas fire.

Dining Kitchen 5.00m (16' 5") x 4.10m (13' 5")

A Good size dining kitchen fitted with a matching range of wall drawer and base units, with work surfaces over, integrated dishwasher, fridge freezer and washer dryer. One and a half bowl stainless steel sink unit with taps over, space for range cooker and extractor over. Ceiling spotlights, tiled flooring, wall mounted boiler, dual aspect double glazed windows, door to the side aspect and further door to the conservatory.

Conservatory 5.00m (16' 5") x 3.20m (10' 6")

Brick built and glazed construction. wall light fittings, carpet to flooring, wall mounted heater/cooler unit and French doors to the rear garden.

Landing

With double glazed window to the side aspect, carpet to flooring, ceiling light fitting and doors to the bedrooms and bathroom.

Bedroom One 4.10m (13' 5") x 2.90m (9' 6")

With double glazed bay window to the front aspect, carpet to flooring, radiator and ceiling light fitting.

Bedroom Two 3.80m (12' 6") x 2.70m (8' 10")

With double glazed bay window to the front aspect. ceiling light fitting and radiator.

Bedroom Three 2.40m (7' 10") x 2.20m (7' 3")

With double glazed window to the front aspect. Ceiling light fitting, radiator and built in storage area with hanging space

Bathroom 2.90m (9' 6") x 2.10m (6' 11")

With double glazed obscure window to the rear aspect. Fitted with a white four-piece suite comprising panelled bath with mixer tap over, wc, wash hand basin and separate tiled shower cubicle with shower over. tiling to walls and floor, chrome effect heated towel rail and access to the loft space.

Outside

Situated in a cul-de-sac position the property offers a driveway providing vehicle parking. Double gates to the side of the property lead to the enclosed rear garden with a decking area, attractive shaped lawn and a pleasant patio area ideal for entertaining.



Floorplan



GROUND FLOOR
 APPROX. FLOOR
 AREA 576 SQ.FT.
 (53.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 979 SQ.FT. (91.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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