



Murhill Lane, PL9

Offers Over: £300,000

This idyllic three bedroom detached home situated in Saltram Meadow has an abundance of natural light pouring throughout every room. Downstairs comprises a generous living room with patio doors opening into the south facing rear garden.

As expected with a property of this standard, there is a contemporary modern kitchen which runs the length of the property providing ample space for dining room furniture. The ground floor also benefits from a downstairs Wc. Upstairs the property boasts three well-proportioned bedrooms and family bathroom and a master en suite to complete the interior. To the rear the property benefits from its south facing positioning and is therefore a suntrap to enjoy all year round. This family home is complete with a single driveway leading to the single garage. EPC: TBC.

Rooms

Entrance Hall 6'9" x 14'4" (2.06m x 4.37m). Carpet flooring, access to living room, access to kitchen and downstairs Wc.

Living Room 9'7" x 18'7" (2.92m x 5.66m). Carpet flooring, wall mounted radiator, Tv point, double glazed patio doors to rear aspect.

Kitchen / Dining Room 8'3" x 18'7" (2.51m x 5.66m). Vinyl flooring, wall mounted radiator, matching wall & base units, space & plumbing for washer / dryer, space for fridge / freezer, stainless steel sink & draining unit, integrated cooker with extractor fan above, double glazed window to front aspect, double glazed patio doors to rear aspect.

Downstairs Wc 6'9" x 3'10" (2.06m x 1.17m). Vinyl flooring, low level Wc, wash hand basin with mixer taps, double glazed window to rear aspect.

Landing Carpet flooring, access to three bedrooms and family bathroom, double glazed window to rear aspect.

Bedroom 9'8" x 13'7" (2.95m x 4.14m). Carpet flooring, wall mounted radiator, double glazed window to rear aspect, access to en suite.

En suite 8'8" x 5'7" (2.64m x 1.7m). Vinyl flooring, wall mounted radiator, low Level Wc, wash hand basin, shower cubicle, double glazed window to front aspect.

Bedroom 8'5" x 9'9" (2.57m x 2.97m). Carpet flooring, wall mounted radiator, double glazed window to front aspect.

Bedroom 8'6" x 8'7" (2.6m x 2.62m). Carpet flooring, wall mounted radiator, double glazed window to rear aspect.





Bathroom 7'7" x 6'3" (2.3m x 1.9m). Vinyl flooring, wall mounted radiator, low level Wc, wash hand basin with mixer taps, bath with mixer taps, double glazed window to front aspect.

Exterior To the rear the property benefits from an enclosed garden which has been laid to both patio and turf. To the side aspect there is a single driveway which leads to a single garage.

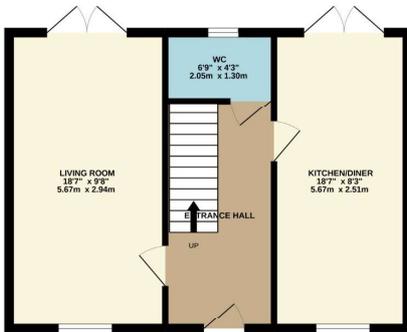


Charges

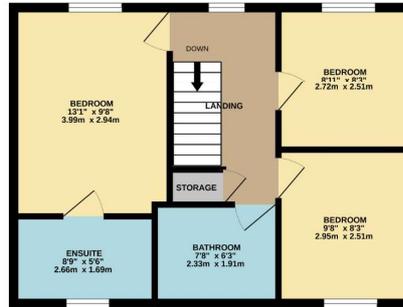
Council Tax Band: TBC.



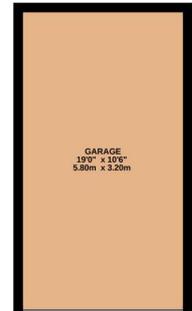
GROUND FLOOR
458 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



GARAGE
200 sq.ft. (18.5 sq.m.) approx.



TOTAL FLOOR AREA : 1115 sq.ft. (103.6 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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Disclaimer

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