

4 Amcott Avenue, Misterton

**FIVE STAR**  
P R O P E R T Y



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- Semi Detached House
- Village Location
- Three Bedrooms

- Off Road Parking
- Mature Rear Garden
- EPC: TBC

**FIVE STAR**  
P R O P E R T Y

Price £125,000

[www.fivestar-property.co.uk](http://www.fivestar-property.co.uk)

## Description

WELL PRESENTED SEMI DETACHED - 3 BEDROOMS - LOUNGE - BREAKFAST KITCHEN - BATHROOM & SEPARATE WC - MATURE ENCLOSED GARDEN - DRIVEWAY & GARAGE - WELL SERVED VILLAGE - MANY LOCAL AMENITIES INCLUDING PRIMARY SCHOOL, SHOPS, RESTAURANTS, PUBLIC HOUSES & COUNTRY ACTIVITIES - EASY ACCESS TO THE WIDER AREA - CALL TO VIEW 01777 708700.

## Entrance Hall

The UPVC entrance door opens into the entrance hall, with stairs rising to the first floor accommodation, phone line and door into the:

## Lounge 14'4" x 12'7" (4.37m x 3.84m)

To the front is a bow window, electric fire set into a marble surround and fireplace, radiator, coving and a door leading through to the:

## Breakfast Kitchen 9'10" x 8'5" (3.00m x 2.57m)

Comprising of a range of fitted wall and base units with complementary worktops and tiled splash backs over, 1.5 bowl sink and drainer. Range of appliances including an oven, hob, extractor fan and space and plumbing for further appliances. Rear facing window and a radiator.

## Rear Porch

With a side access door, useful built in cupboard and access into the:

## Bathroom 6'6" x 4'10" (1.98m x 1.47m)

A modern bathroom suite comprising of a panel bath with mains fed shower over, low flush WC, wall hung wash hand basin, full tiling, rear facing window and a chrome towel radiator.

## First Floor Landing

With a side facing window, loft access and leading into the:

## Master Bedroom 11'11" x 9'3" (3.63m x 2.82m)

Having a window to the front and a radiator.

## Bedroom Two

With a window to the rear, radiator and a built in cupboard housing the gas fired combination boiler.

## Bedroom Three

Having a window to the rear.

## Separate WC

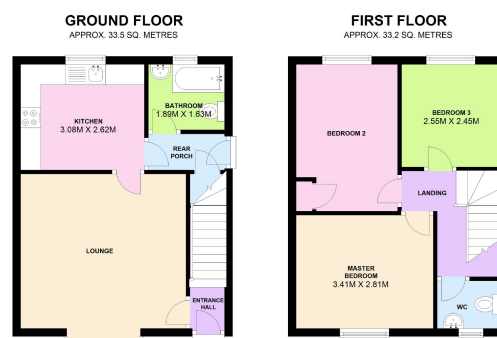
Comprising of a WC, wash hand basin and a front facing window.

## Gardens

To the front is a lawn garden, pathway to the front door, planted borders with topiary bushes all enclosed to the perimeter by hedging. The rear garden has a lawn garden with planted borders, variety of shrubs, trees and bushes. The garden is enclosed to the perimeter by fencing and hedging.

## Parking & Garage

The property has a driveway that extends down the side of the property to the detached garage at the rear.



TOTAL AREA: APPROX. 66.7 SQ. METRES

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