



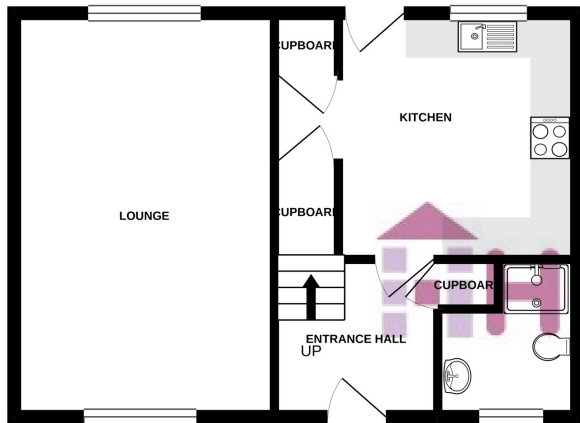
**\*\*CLOSING DATE FOR OFFERS WEDNESDAY 7TH APRIL @ 12.00 PM\*\***

3-bed semi villa in a popular residential cul-de-sac in Mossblown. Spacious lounge, modern kitchen, bathroom & shower room, 3 bedrooms. Off-street parking, large garden. Move in condition.

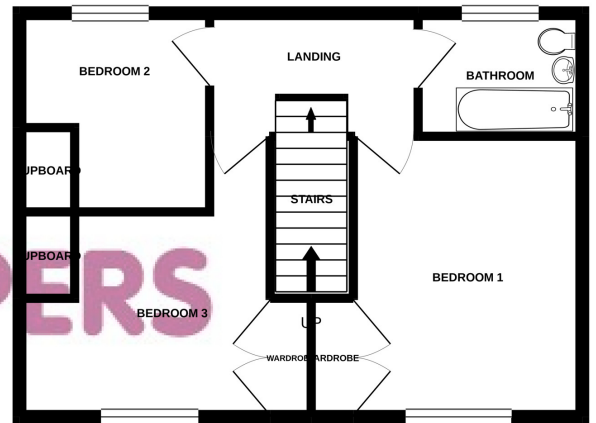




GROUND FLOOR  
415 sq.ft. (38.5 sq.m.) approx.



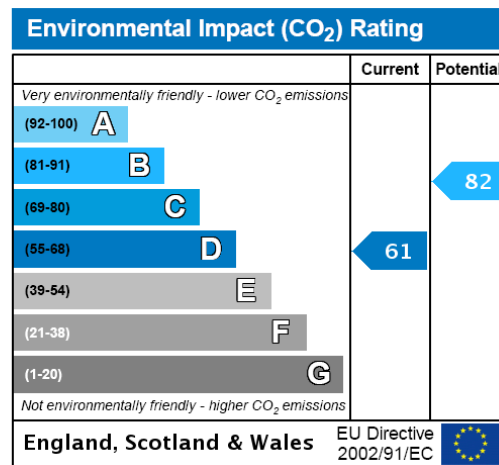
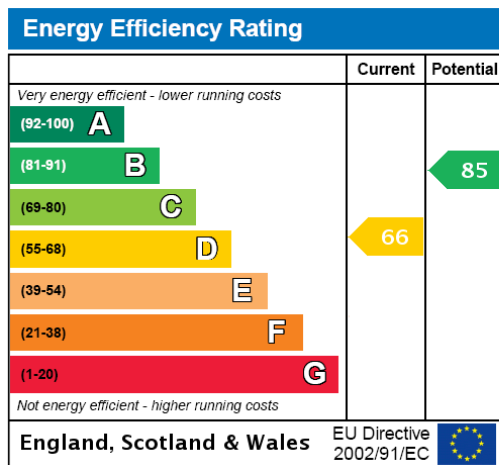
1ST FLOOR  
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 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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81 Hillpark, Mossblown, KA6 5BS

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Hoppers Estate Agency is delighted to market this immaculate 3 bedroom semi villa in Mossblown. The property, in move-in condition, comprises a spacious lounge, kitchen, 3 bedrooms, downstairs shower room, and bathroom. With GCH, double glazing, off-street parking, and excellent storage throughout. Viewings highly recommended.

Internally, the property will appeal to a huge variety of buyers; with neutral, tasteful décor throughout. The spacious lounge has dual aspects to the front and rear, with laminate flooring and a tasteful feature wall. Next to this lies the modern kitchen, with white wall and base units providing excellent storage and worktop space as well as integrated oven and hob, and 2 large cupboards providing additional storage. Also on the ground floor is a modern shower room, with a white suite.

On the first floor are 3 bedrooms and a family bathroom. Bedroom 1 is a front-facing spacious double with carpeted flooring, tasteful decor, and fitted wardrobes. Bedroom 2 is a smaller, rear-facing room with a storage cupboard; ideally sized as a single room, nursery, or office space for those working from home. Bedroom 3 is another double room, front-facing, with carpeted flooring, storage cupboard, and fitted wardrobe. The modern bathroom contains a white suite with a toilet, wash-hand basin, and bath with shower above.

Externally the property boasts generous grounds with a monoblock driveway for multiple cars to the front, and a large enclosed rear garden. The garden is well and easily maintained in its current condition, with a neat lawn, and monoblock paving. Due to the size, it also has excellent potential for those looking for an outdoor space to develop or landscape.

#### DIMENSIONS

Lounge: 11'1" x 19'0" approx.  
 kitchen: 12'11" x 10'6" approx.  
 Shower Room: 6'0" x 5'6" approx.  
 Bedroom 1: 9'6" x 12'0" approx.  
 Bedroom 2: 8'1" x 10'0" approx.  
 Bedroom 3: 11'2" x 13'1" approx.  
 Bathroom: 6'6" x 6'8" approx.

#### VIEWINGS

Strictly by appointment through Hoppers Estate Agency. Tel 01292 477788

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