



Well presented 3 bedroom semi villa in the village of Monkton. Spacious lounge, kitchen, downstairs shower room and 3 bedrooms. With front, rear and generous side gardens/parking area, and timber garage.

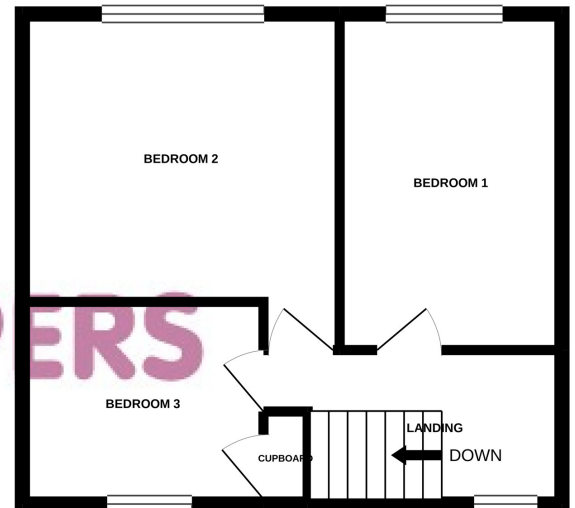




GROUND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



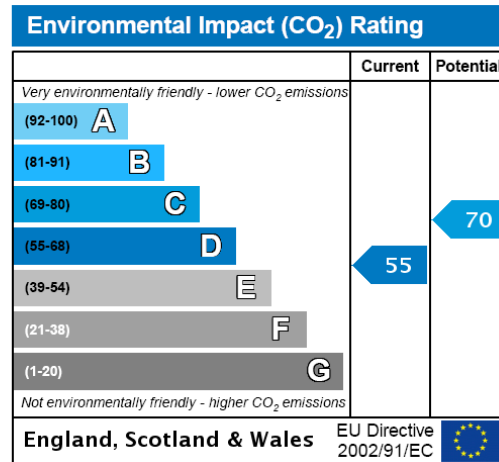
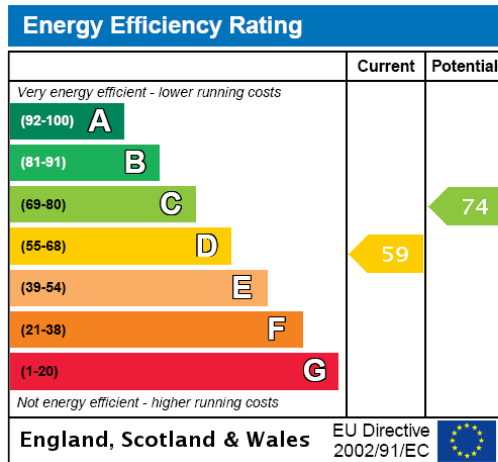
1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.8 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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1 Queens Drive, Monkton, KA9 2QR

Hoppers Estate Agency are pleased to market this well presented 3 bed semi villa in a popular area. The property, although very well kept, would benefit from some decorative upgrades, but will provide buyers with a lovely, spacious home to make their own.

The layout extends to; entrance hall, lounge, kitchen and shower room on the ground floor, and 3 bedrooms upstairs. With front, side and rear gardens.

In more detail, the lounge is spacious with dual aspects and fireplace. The kitchen is directly accessed from the lounge; with a good amount of wall and base units and access to the rear. There is a shower room off the entrance hall as well as large storage cupboard. On the upper floor, a bright landing leads to 3 bedrooms; 2 double sized (one with fitted storage) and one single; ideally sized for a nursery or office space.

The grounds surrounding are generous, and relatively low maintenance, with neat lawn, patio area and chipping stones. The side ground is particularly large, ideal for parking or with excellent development potential. It is fully enclosed, so ideal for those with children and/or pets.

#### DIMENSIONS

Entrance Hall: 7'0x6'3 approx.

Lounge: 11'7x19'0 approx.

Kitchen: 9'4x7'3 approx.

Shower Room: 9'4x5'6 approx.

Bedroom 1: 8'8x13'1 approx.

Bedroom 2: 12'3x11'4 approx.

Bedroom 3: 9'3x7'10 approx.

#### VIEWINGS

Strictly by appointment through Hoppers Estate Agency. Tel 01292 477788.



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