



Clover Way, Smallfield

Guide Price £340,000 – £350,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



- Upgraded and charming two-bedroom mid-terrace home
- Situated in a peaceful cul-de-sac
- Entrance porch – Entrance hall – Cloakroom
- Light and airy living room leading to a refitted open-plan kitchen/dining room with views over the attractive west-facing garden and rear access
- Two good-sized bedrooms and a modern refitted family bathroom
- Garage in block with up-and-over door and additional off-street parking
- Council Tax Band 'D' and EPC 'C'

An upgraded and modernised two-bedroom mid-terrace home, located in the desirable village of Smallfield, within easy reach of local amenities and public transport links. The property also benefits from a garage in a nearby block and allocated parking.

The home is approached via a pathway bordered with gravel-effect edging, ideal for decorative pots. A covered entrance porch leads into a welcoming hallway, where you will find a cloakroom with a frosted window to the front, WC, and wash hand basin.

The spacious living room features a bay window with bespoke blinds, offering ample natural light and space for a two-seater sofa and freestanding furniture.



To the rear, the open-plan kitchen and dining room overlook the attractive rear garden, with both a window and patio doors providing access. The dining area comfortably accommodates a six-person table. At the same time, the refitted kitchen boasts a stylish range of wall and base units, roll-top work surfaces, a sink unit, an integrated dishwasher, a microwave, a gas hob, and an electric oven. There is space and plumbing for a washing machine, as well as room for a freestanding fridge/freezer. The room is finished with tasteful tiled flooring throughout.

Stairs from the living room lead to the first-floor landing, where there are two generously sized bedrooms, each with space for a king-size bed and freestanding furniture.

The modernised family bathroom features a contemporary panelled bath with mixer taps and a fountain-style shower head, a wash hand basin, a low-level WC, a heated towel rail, recessed spotlights, and part-tiled walls.

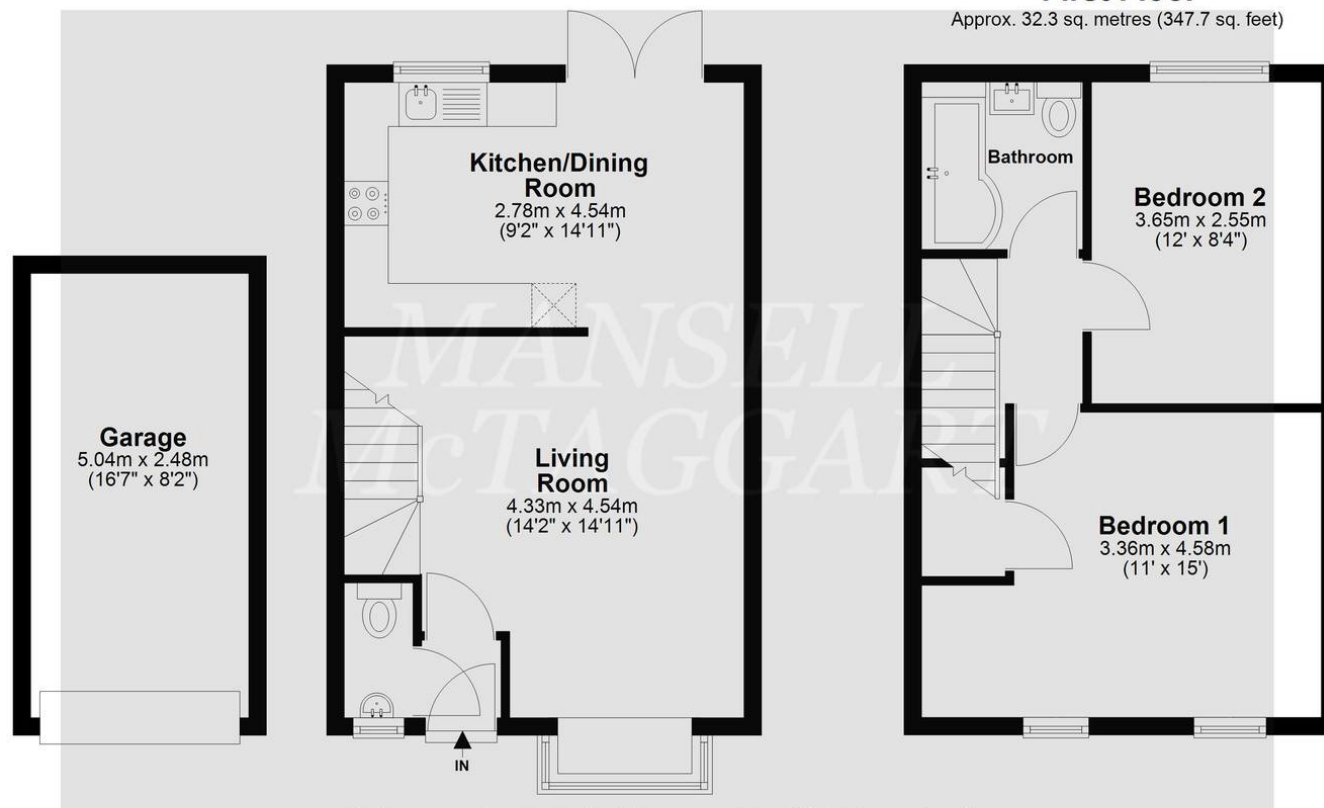
The private rear garden is primarily laid out to lawn and patio, enclosed by wooden panel fencing, and features rear access. The property also benefits from a garage in a nearby block and additional off-street parking.



Ground Floor

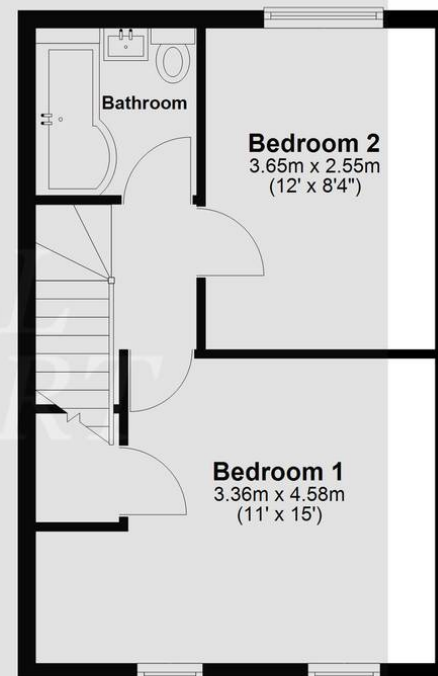
Main area: approx. 33.2 sq. metres (357.7 sq. feet)

Plus garages, approx. 12.5 sq. metres (134.5 sq. feet)



First Floor

Approx. 32.3 sq. metres (347.7 sq. feet)



Main area: Approx. 65.5 sq. metres (705.4 sq. feet)

Plus garages, approx. 12.5 sq. metres (134.5 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.

Plan produced using PlanUp.

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