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## Kilnshaw Place

Melton Park, NE3 5QQ

SOUGHT AFTER LOCATION - THREE BEDROOM - PERFECT FAMILY HOME

Brunton Residential are delighted to offer this three bedroom semi detached house located on Kilnshaw Place in the ever popular Melton Park estate. The property is in an excellent condition, has an impressive extended kitchen space and would make a fantastic family home.

**£400,000**

## 2 Kilnshaw Place

Melton Park, NE3 5QQ



This home is in excellent condition and offers ample living accommodation which briefly comprises of; porch leading to entrance hallway with store and access to; large lounge with bay window and fire place to the front with access to dining room at the rear, an impressive nine metre long kitchen with a range of wall and floor units with coordinated work surfaces and provides access to the rear garden. The first floor consists of a master bedroom with bay window to the front, bedrooms two & three and a modern, fully-tiled family bathroom Externally there is a mature garden to the rear which is laid mainly to lawn with planted borders and patio area. The front of the property hosts a lawned garden, large pathway and access to an attached double garage. For more info and to book your viewing please call our sales team on 01912368347.

### ON THE GROUND FLOOR

Porch

Hallway

Lounge

14'8" x 14'5" (4.49m x 4.40m)

Dining Room

11'1" x 11'9" (3.38 x 3.60)

Kitchen

11'1" x 29'6" (3.38m x 9.00m)

Garage

### Landing

Bedroom

14'7" x 13'11" (4.44m x 4.24m)

Bedroom

10'10" x 13'11" (3.30m x 4.24m)

Bedroom

9'5" x 8'6" (2.88m x 2.60m)

Bathroom

Disclaimer

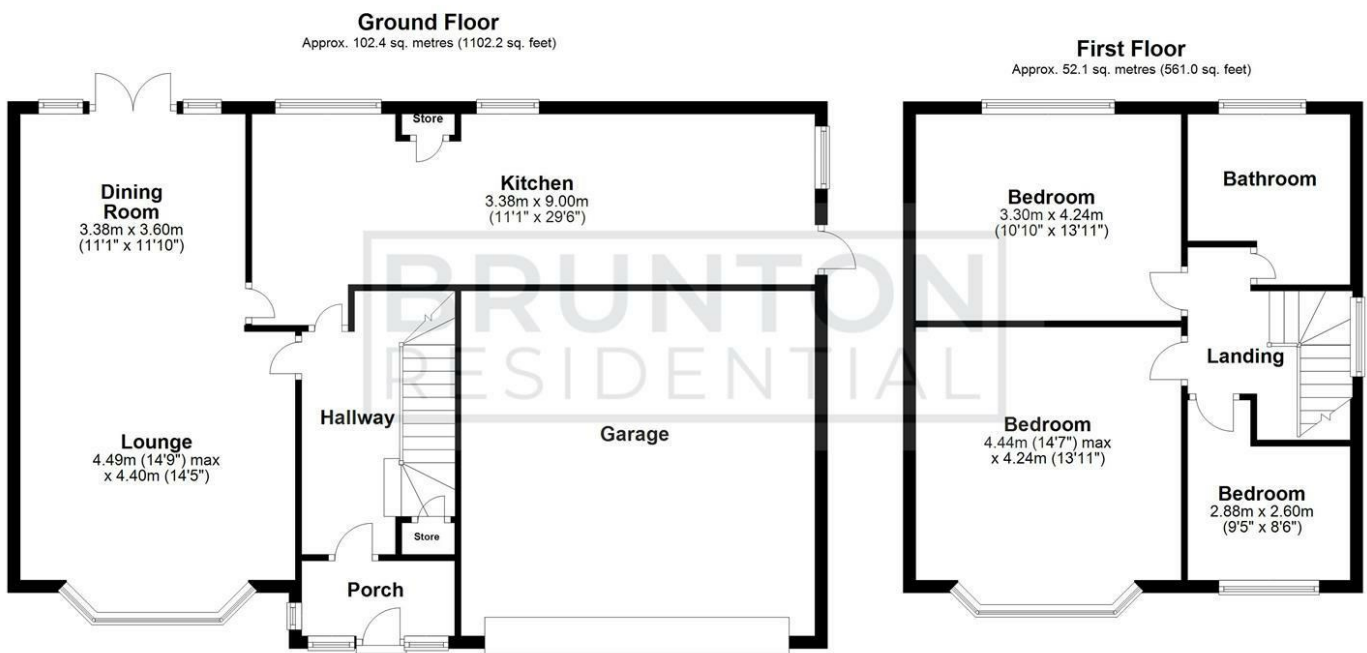
### ON THE FIRST FLOOR



- DESIRABLE ESTATE
- NINE METRE LONG KITCHEN AREA
- PERFECT FAMILY HOME
- FRONT & REAR GARDENS
- SEMI-DETACHED
- THREE BEDROOMS
- DOUBLE GARAGE
- OFF-STREET PARKING



# Floor Plan



Total area: approx. 154.5 sq. metres (1663.2 sq. feet)

All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.

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