



## St. Marys Close

Laddingford ME18 6DG

Guide Price £700,000



COUNTRY HOMES



## Laddingford ME18 6DG

Welcome to St. Marys Close, Laddingford - a charming location providing the perfect setting for your new home. This beautifully presented, detached home offers generous living space, providing ample room for a growing family.

As you can see from the floor plan, there is not just one, but two reception rooms, offering versatility and space for both entertaining guests and relaxing with family. The property has been thoughtfully extended to the rear allowing an abundance of natural light to flow through. There is a well designed, contemporary kitchen with separate utility room and downstairs cloakroom.

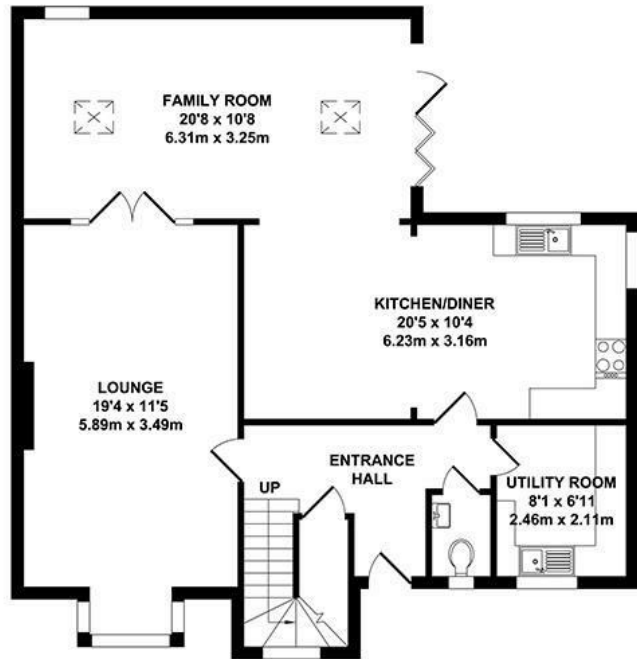
With four bedrooms, there's plenty of room for everyone to have their own space and unwind in comfort. The property boasts a family bathroom, plus an en-suite to the Master bedroom ensuring that the morning rush is a thing of the past. No more queuing for the shower - convenience is key in this delightful home.

Externally, there is a well maintained wrap-around garden offering a private and tranquil space to enjoy. Parking is always a premium, but fear not - this property comes with double garage and parking in front, making your daily commute or weekend outings a breeze.

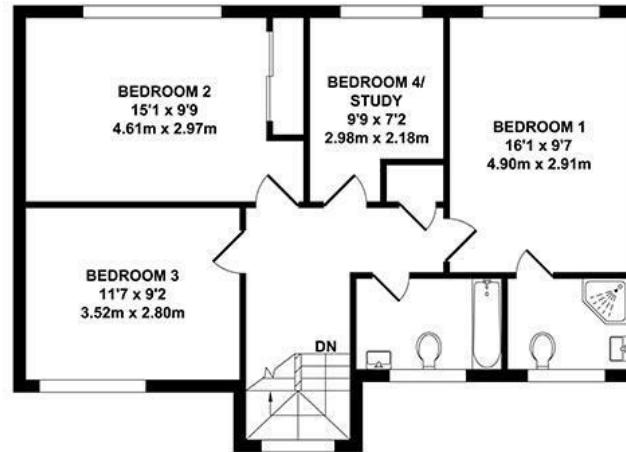
If you're looking for a peaceful neighbourhood this property offers the perfect blend of comfort and convenience. Don't miss out on the opportunity to make this house your home.

- DETACHED 4 bedroom family home
- Beautifully presented
- Quiet cul de sac location
- 2 Reception rooms
- Contemporary kitchen plus separate utility room
- Family bathroom
- En-suite to Master
- Stunning wrap around garden
- Double garage
- Early viewing highly encouraged

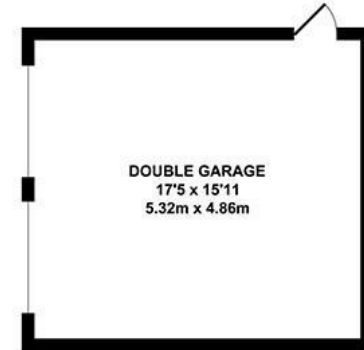




GROUND FLOOR  
APPROX. FLOOR AREA  
871 SQ.FT.  
(80.89 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
632 SQ.FT.  
(58.71 SQ.M.)



GARAGE  
APPROX. FLOOR AREA  
278 SQ.FT.  
(25.86 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1781 SQ.FT. (165.46 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
		88	90
England & Wales		EU Directive 2002/91/EC	







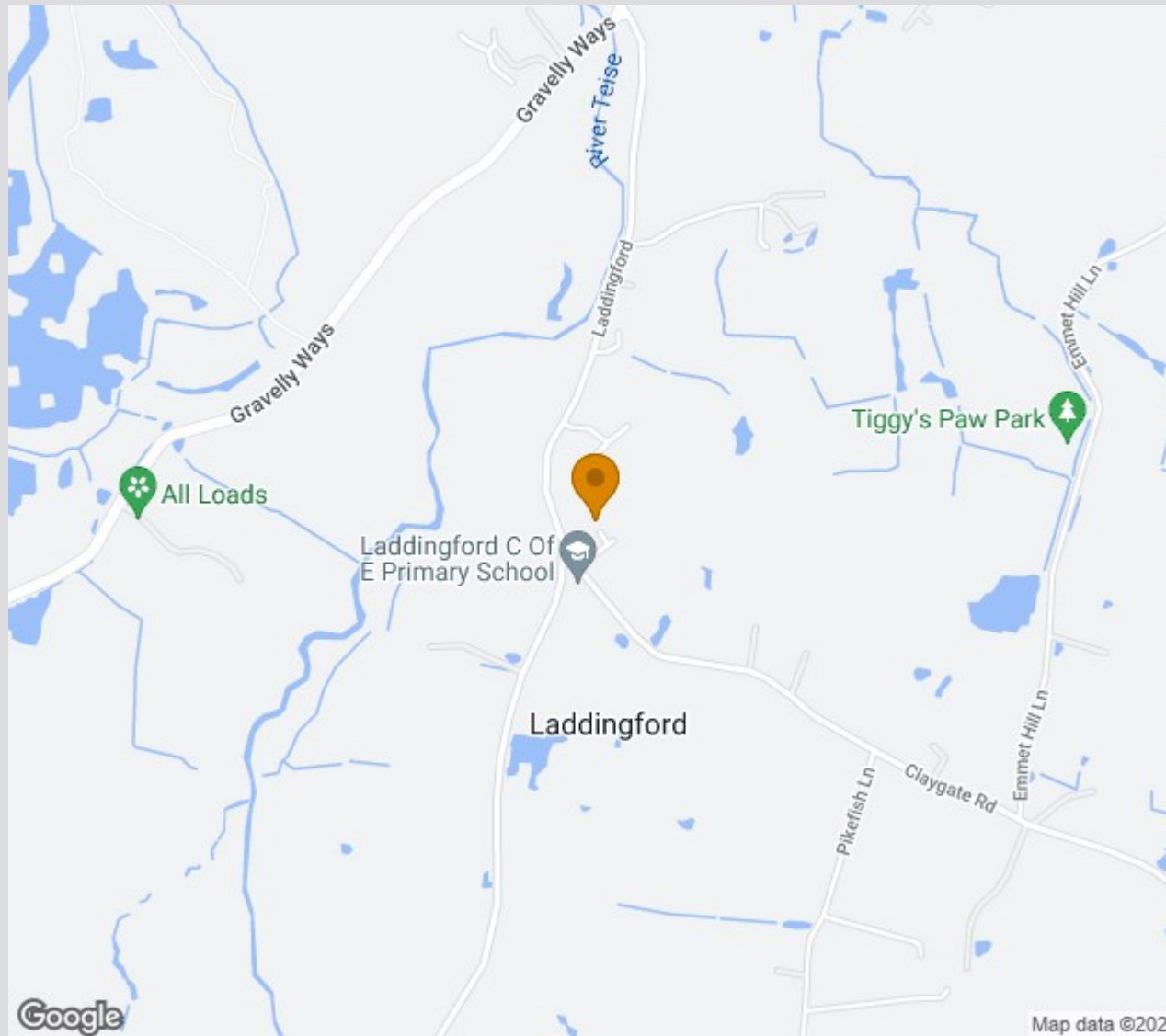




## Location Map

Tenure: Freehold

Council tax band: F



TO VIEW CONTACT:

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