



- 3 Bed Detached House
- 20' Lounge with Woodburner
- Play/Breakfast Room/Study
- Council Tax Band F / EPC Rating D

- Close to 0.4 acres
- Sun Room
- Refurbished Shower/WC

- 21' Reception Hall
- 20' Breakfasting Kitchen
- Garage

A fabulous opportunity to purchase a characterful 3 bedroomed detached house, set in gardens and grounds of about 0.4 acres, within this highly sought after location. The property has been updated in recent years and offers further potential for extending or redevelopment subject to the necessary planning permissions. The generous 21' Reception Hall has a bay to the rear, understair storage cupboard and cloaks recess. The focal point of the 20' Lounge is a multi-fuel stove set within a recessed fireplace with rustic wood mantle piece. Glazed folding doors open to the Sun Room, overlooking and with French doors to the rear garden. The dual aspect Breakfasting Kitchen is fitted with a range of wall, base and display units with sink unit, granite work surfaces, Stoves electric range style cooker with extractor over, wine cooler, combi microwave/oven, integral dishwasher and fridge with matching doors and tiled floor continuing into the Play Breakfast Room/Study, a versatile space with units concealing plumbing for a washer and drier and French doors to the rear garden. The Cloakroom/WC has a low level wc and wash basin. Stairs lead from the hall to the First Floor landing with recessed book/display shelving, shelved linen cupboard and access to the loft. Bedroom 1 is superbly furnished with fitted wardrobes, drawer units, dressing table with mirror over and bedside units with illuminated glazed display shelving. Bedroom 2 has a 'T fall' ceiling, as does Bedroom 3, with wall lights. The refurbished Shower/WC has a wall hung wc with concealed cistern, wall mounted wash basin with storage under and mirror with light over, double shower with rainhead and hand held showers, storage cabinet and towel warmer. The Garage is attached, with electric up and over door.

This property stands in generous gardens and grounds with pillared entrance and driveway, mature trees, shrubs and plants, private South/West rear family garden with terrace, lawns, external power points and shed.

Reception Hall 9'0 x 21'0 (into bay) (2.74m x 6.40m (into bay))

Lounge 20'0 x 11'7 (6.10m x 3.53m)

Sun Room 14'2 x 10'2 (4.32m x 3.10m)

Breakfasting Kitchen 20'0 x 11'8 (6.10m x 3.56m)

Breakfast/Play Room/Study 9'6 x 13'8 (into bay) (2.90m x 4.17m (into bay))

Cloakroom/WC 4'10 x 3'0 (1.47m x 0.91m)

First Floor Landing

Bedroom 1 13'8 x 11'10 (4.17m x 3.61m)

Bedroom 2 11'8 x 10'0 (max) (3.56m x 3.05m (max))

Bedroom 3 11'9 x 7'2 (3.58m x 2.18m)

Shower/WC 8'9 x 7'6 (2.67m x 2.29m)

Garage 18'2 x 10'2 (5.54m x 3.10m)



2023 WINNER

ESTAS
★★★★★

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Energy Performance: Current D Potential B

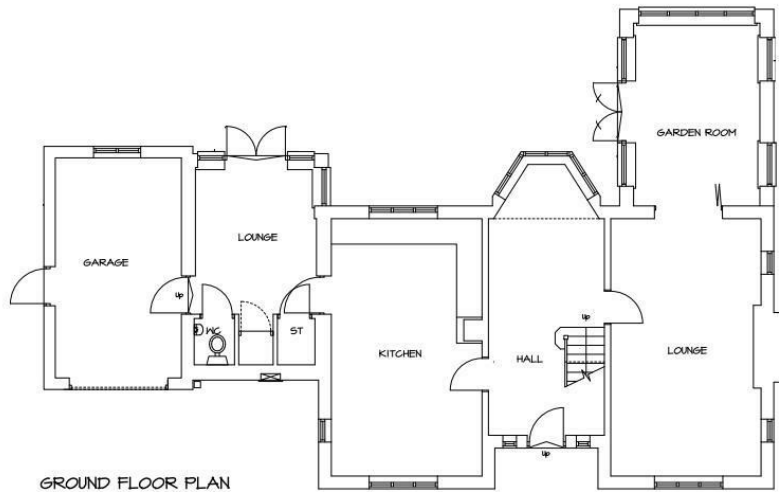
Council Tax Band: F

Distance from School:

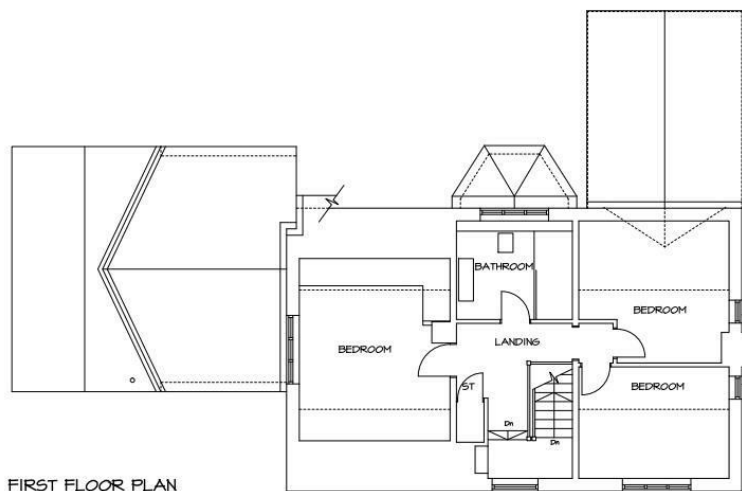
Distance from Metro:

Distance from Village Centre:

01661 829164



GROUND FLOOR PLAN



FIRST FLOOR PLAN



These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.