



Good Choice are proud to offer for sale with NO UPPER CHAIN, this well presented and maintained detached property, situated in the popular village of Dallington.

Accommodation includes entrance hall, office/bedroom 4, living room, dining room, kitchen diner, utility and WC. To the first floor are three further double bedrooms, family bathroom and ensuite. Outside are south west facing rear gardens with driveway for two cars leading to a garage at the front. (A/146m2/M)

**Key Features:**

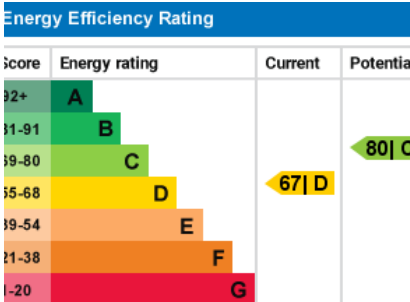
- NO UPPER CHAIN
- DETACHED
- THREE/FOUR BEDROOMS (bedroom 4 downstairs)
- KITCHEN DINER
- UTILITY & WC
- HOME OFFICE or BEDROOM 4
- THREE DOUBLE BEDROOMS UPSTAIRS
- FAMILY BATHROOM & ENSUITE
- SOUTH WEST FACING REAR GARDENS
- DRIVEWAY AND GARAGE
- EV CHARGING POINT
- COUNCIL TAX BAND E



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For more property information please see the 'Property Description' page on the Rightmove advert.



**Entrance Hall**

Entered via a timber front door, radiator and doors leading to the office/bedroom 4 and the living room.

**Office / Bedroom 4** 16'5 x 8' (5m x 2.58)

Carpet, radiator and double glazed bow window to the front with fitted wooden shutters.

**Living Room** 5.7m x 4.4m (18'8 x 14'5)

Stripped floorboards, 'Inglenook' fireplace with stove, two double glazed windows to the side, cable TV point, radiator and doors to the inner hall and dining room (meter cupboard).

**Dining Room** 3.7m x 3.15m (12'2 x 10'4)

Carpet, radiator, double glazed sliding doors to the rear garden and door to the kitchen diner.

**Kitchen Diner** 5.32m x 3.88m (17'5 x 12'9)

'Amtico' flooring, base and wall units, worktops, one and a half stainless steel sink and drainer, double electric oven/grill, gas hob, extractor, tiling to water sensitive areas, space for a dishwasher and fridge freezer. Double glazed window to the rear, double glazed door to the rear garden and double glazed French doors to the rear garden. Radiator and glass panelled French doors to the utility.

**Utility** 2.72m x 2.56m (8'11 x 8'5)

'Amtico' flooring, base and wall units, worktops, stainless steel sink and drainer, space for a washing machine and dryer and French doors to the garage.

**Garage** 5.2m x 2.9m (17'1 x 9'6)

Tiled floor, plastered/painted walls/ceilings, light, power, up and over garage door, French doors to the utility room and door to the inner hall.

**Inner Hall**

Carpet, stairs to the first floor, radiator, doors to the garage, living room and WC.

**WC** 1.58m x 0.77m (5'1 x 2'6)

Wood laminate flooring, dual flush WC with hand basin and extractor.

**First Floor Landing**

Carpet, double glazed window to the front, loft access (basic storage), airing cupboard and doors to:

**Bathroom** 2.45m x 1.9m (8' x 6'3)

Wood laminate flooring, claw foot bath, pedestal wash basin, WC, tiling to water sensitive areas and double glazed window to the rear.

**Bedroom 1** 4.63m x 3.06m (15'2 x 10')

Carpet, double glazed window to the front, radiator, loft access (basic storage) and door to the en-suite.

**En-Suite** 2.72m x 2.53m (8'11 x 8'4)

Tiled flooring, shower cubicle, dual flush WC, pedestal wash basin, radiator, fitted cupboards (boiler), tiling to water sensitive areas and double glazed window to the rear.

**Bedroom 2** 3.63m x 3.24m (11'11 x 10'8)

Carpet, double glazed window to the rear and radiator.

**Bedroom 3** 3.5m x 2.9m (11'6 x 9'6)

Carpet, fitted wardrobes, double glazed window to the front and radiator.

**Rear Garden**

South West facing, fence enclosed, mainly laid to lawn with large block paved seating area, trees/shrubs/borders, shed, tap and light.

**Front Garden**

Border with shrubs, plants and driveway for two cars (with EV Charging Point) leading to a single garage.

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**Disclaimer:** These property details were prepared in accordance with Consumer Protection Regulations and approved by the sellers. For further property info regarding restrictions/rights of way/easements/covenants please see the property description on the Rightmove listing. Measurements are to be used as a guide only and are not guaranteed to be 100% accurate. The agent may refer Conveyancing providers (Key Conveyancing) for which they receive a referral fee of £200 per transaction. The agent may also refer mortgage advice for which they receive a commission of 25% of the broker's fee.