



No.8

Tucked within an attractive courtyard setting, this modern three-bedroom terraced home combines modern comfort with a charming barn-conversion aesthetic. Built approximately ten years ago, the property features character touches throughout, including double barn-style doors and decorative wrought-iron railings to the master bedroom window, giving the home a unique and distinctive feel.

Inside, the accommodation is spacious and neutrally presented. The ground floor offers an open-plan lounge and dining area, ideal for everyday living, working and entertaining, with a modern kitchen set just off the main room. A useful downstairs cloakroom completes the layout on this level. Upstairs, there are three well-proportioned bedrooms along with a family bathroom.

To the rear, the property has a small, low-maintenance lawned garden that currently overlooks an open field adjacent to the new Chestnut Holmes development, with ample space to add a patio and garden furniture. To the front, there is allocated carparking, with additional visitor parking available within the courtyard.

A spacious and well-designed modern home with added character, in a charming and convenient village setting.

Management fee for the maintenance of communal areas - £25 PCM

EPC 'C' / Council Tax Band 'B'



A part glazed front door opens into an **Entrance Porch** with a further door opening into the:

Open Plan Reception Room 7.27m x 5.59m (23'10 x 18'4) – Having double doors to the front aspect and a double-glazed window to the rear aspect. There are two radiators in this room which provides an open, neutrally decorated and flexible living space with ample room for sofas, coffee table and dining furniture, plus a cupboard housing the boiler.

Staircase rises to the first-floor accommodation, with an understairs storage cupboard and a **Cloakroom** housing a two-piece suite to comprise wash basin and low flush WC.



Kitchen 2.48m x 2.70m (8'2 x 8'10) – The kitchen area is open to the Dining and Living room and has a double-glazed window to the rear aspect. It has a range of wood grain effect work surfaces, extends into a breakfast bar and has modern handleless drawer and cupboard units at both base and eyelevel. An inset gas hob and electric fan oven have an extractor fan over, space and plumbing for washing machine and a fridge-freezer.

First floor accommodation:

First floor landing has doors arranged off to the:

Bathroom - comprises a three-piece suite of panel bath with shower and shower screen over, low flush WC and pedestal wash handbasin. There is a radiator and a double-glazed window to the rear aspect.

Bedroom One 3.58m x 3.30m (11'9 x 10'10) – Has a double-glazed window with the added character feature of wrought iron bars, a radiator and power points

Bedroom Two 3.59m x 3.35m (11'9 x 11'0) – Has a double-glazed window to the rear aspect, radiator, and power points.

Bedroom Three 2.68m x 2.07m (8'10 x 6'10) - Has a Velux style window, radiator and power points

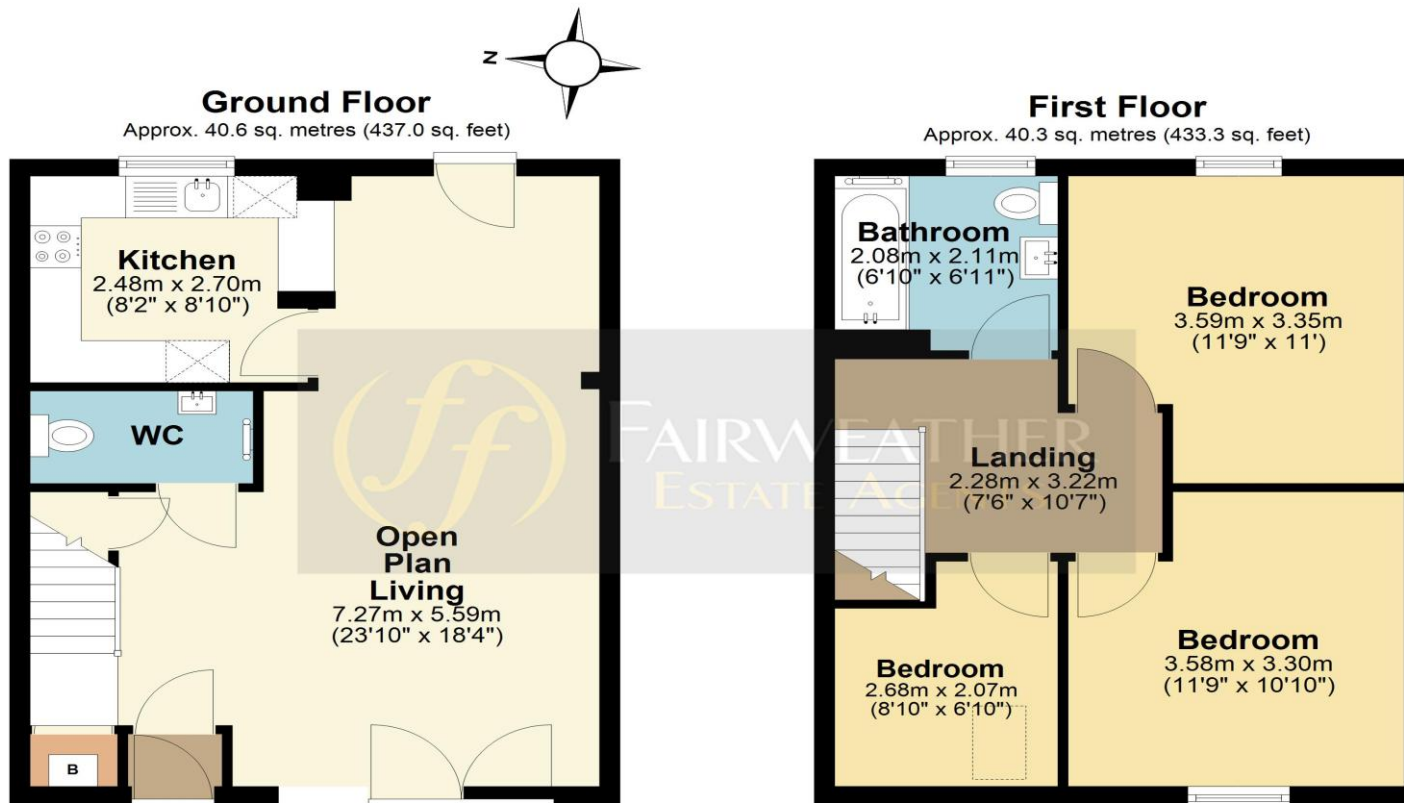
Outside

To the front of the property is a lawned garden area, with path to the front door and paved areas. An allocated parking space is included, and the numbers are marked, with visitor spaces available on a first come, first served basis.

The rear garden is also laid to lawn and is enclosed by fencing. The view is currently open, with the land at the back owned by Chestnut Homes and so it is assumed that this could be developed in the future.







Total area: approx. 80.9 sq. metres (870.3 sq. feet)

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Plan produced using PlanUp.

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