

# Sunnybank, £485,000

- Extended end of terrace
- Four bedrooms plus loft room
- Parking for multiple vehicles
- Versatile living accommodation
- Views over farmland
- EPC Rating: C









## About the property

This immaculate extended end of terrace property combines traditional design with modern comforts, featuring four spacious bedrooms, a loft room, ground floor shower room plus 1st floor bathroom. Beautiful farmland views and easy access to public transport. Large garden. Parking

## Accommodation

#### **Entrance Hallway**

Good sized entrance hallway with access to dining area further leading to garden and open to living room. Woodgrain herringbone flooring. Graphite radiator. Windows to front and side.

#### **Living Room**

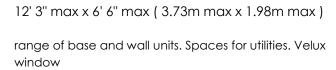
22' 6" max x 14' 7" max ( 6.86m max x 4.45m max )

Two windows to front. Fitted carpet, feature fireplace with log burner effect gas fire. Graphite radiators. Stairs rising to first floor accommodation

#### **Kitchen**







#### **Dining Area**

11' 5" max x 6' 5" max ( 3.48m max x 1.96m max )

Space for table and chairs, natural stone fireplace.

#### **Extended Living/Dining Area**

13' 3" max x 7' 5" max ( 4.04m max x 2.26m max )





Additional dining/living area with doors leading to garden. Tiled flooring.

#### **Ground Floor Shower Room**

Shower cubicle with shower insitu. Wash hand basin. W.C

#### Landing

Good sized landing area with space available for understairs study area, ideal for working from home. Window to side with views over open farmland.

#### Bedroom 1



## **Floorplan**



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