



- A mature detached property located in the much sought after location of Parkway
- Large level plot with a private west facing garden to rear and private drive to garage
- Lounge with open fireplace and original feature front window
- Kitchen dining room with a good range of units and door opening onto rear garden
- Ground floor double bedroom and professionally fitted wet room
- First floor two double bedrooms and newly fitted shower room



A mature detached property situated in the much sought after location of Parkway. Occupying a large, sunny level plot the property and being offered for sale with no onward chain! The accommodation comprises entrance lobby which leads into a lounge with open fire place and an interesting original feature in the form of its original bevelled window overlooking the front lawn. There is a light and airy kitchen dining room which enjoys a sunny aspect with door directly opening directly onto the rear garden. From the kitchen a door leads into a study with window overlooking the garden. Further on the ground floor is a double bedroom and professionally fitted wet room. Stairs rise to the first floor where a landing space with under eave storage leads to two double bedrooms and a newly fitted shower room. From the landing area there is also a door leading to a balcony patio. Gas central heating.

Outside to front is an expansive level lawn and private driveway which leads to the attached garage. A lawn garden sweeps to the side and provides natural space for further parking. The rear garden is fully enclosed and appreciates a sunny westerly aspect. Block and render storage shed.

Tenure: Freehold

Council Tax Band: D



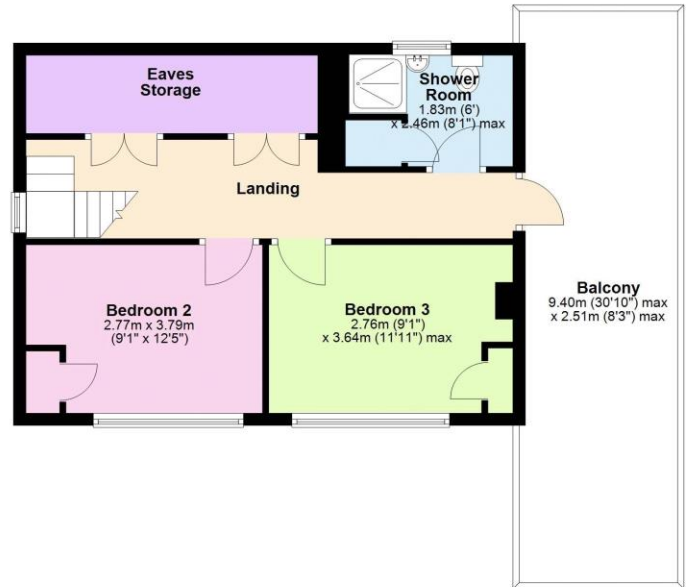
Ground Floor

Approx. 86.1 sq. metres (927.2 sq. feet)



Rooms in Roof

Approx. 43.4 sq. metres (467.0 sq. feet)



Total area: approx. 129.5 sq. metres (1394.2 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan, 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 illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given.
Plan produced using PlanUp.

Find us online!



www.samchiversproperty.co.uk



Facebook: Sam Chivers Estate Agents



Instagram: @samchiversestateagents

rightmove Zoopla

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.