



- A mature semi-detached, corner plot village property, no chain!
- Feature kitchen, dining room, lounge with log burner, gas ch.
- Cosy lounge, or study or fourth bedroom. Ground floor shower room
- Three good sized bedrooms and handy w.c. off the landing
- Extensive private drive to front bordered by established planting
- Private and fully enclosed cottage style garden with summer house



"A mature semi-detached village property occupying a sunny corner plot with an expansive private drive and a very private, cottage style garden to rear".

The accommodation comprises pillared tile canopy to front door opening into the entrance hallway. Cosy lounge, study and or fourth bedrooms to front. There is a feature kitchen / dining room / living room spanning the full width of the house to rear overlooking the garden with a fitted range of units, ample space for a dining table and a living area with log burner and French doors onto the garden. Also on the ground floor is a shower room with w.c. and basin. On the first floor the landing hosts a handy cloakroom and there are three very good size bedrooms. Gas central heating and double glazing.

Outside to front is a well-maintained private drive providing parking for a couple of vehicles and bordered by mature planting. Gated pathway to side leads into a well established cottage style garden with an abundance of plants, patio area and timber summer house. The property is offered for sale with no onward chain.

The property is conveniently placed for a level walk to local shops, primary school, amenities and regular public transport.

Tenure: Freehold. **Council Tax Band:** B.



GROUND FLOOR



FIRST FLOOR



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		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	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.