



- A detached family home requiring some modernisation
- Good size lounge, separate dining room and kitchen/breakfast room
- Well proportioned bedrooms and a family bathroom
- Gated driveway leading to parking and garage
- Large basement/cellar connected to the garden
- Offered for sale with no onward chain



'A large detached home which has been under the same ownership since its construction in 1971 and would make the fantastic family home with lots of potential to enlarge the existing footprint subject to the correct permissions being obtained!'

Set well back from the main Wells Road lies this four bedroom detached property which requires some modernisation and updating having been owned by the same family from its construction! The property offers great potential to renovate or extend as a buyer sees fit and currently has accommodation comprising; entrance hallway with stairs to the first floor and a handy ground floor cloakroom with storage cupboard. Spacious, dual aspect lounge which connects into a dining room. Alongside the dining room is the kitchen/breakfast room and a separate utility room with internal door into the garage. On the first floor there are four well proportioned bedrooms all of which are a comfortable size and a family bathroom. GCH and double glazing. Offered for sale with no onward chain.

Externally the property is set back from the road with a shared drive serving just two houses initially before approaching a gated private drive. The front garden is laid mainly to lawn with a tarmac driveway and a turning space as well as having an integral garage with power and light. At the rear there are steps down to a private garden with a lawn, a gravelled hard standing and a treelined rear boundary bringing a great deal of privacy. There is also a doorway from the garden into a really good size basement/cellar with power and light and covers almost the full footprint of the property.

Wells Road is an excellent location, easily commutable to neighbouring towns and cities yet there are still plenty of handy amenities nearby for convenience. Regular public transport is also readily available and it is only a stones throw from local schools and shops.

Tenure: Freehold

Council Tax Band: D





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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.