







**PLEASANT LOCATION  
OVERLOOKING THE LOCAL  
PRIMARY SCHOOL FIELD,  
OFFERING THREE BEDROOMS  
AND SPACIOUS  
ACCOMMODATION WITH A  
CONSERVATORY. This is a sought  
after family location that is sure to be  
popular with purchasers in search of  
a quiet village position. The property  
itself has been extended to the rear  
with a conservatory and is nicely  
presented throughout. It briefly  
comprises of entrance into the  
spacious reception room currently  
utilised as the lounge,  
kitchen/breakfast room, conservatory,  
stairs to the first floor landing, three  
lovely bedrooms, bathroom with a  
three piece suite, driveway provides  
off street parking and enclosed rear  
garden with patio. SOLAR PANELS  
ARE ON A LEASE AGREEMENT.  
AVAILABLE WITH NO CHAIN.**



### ENTRANCE

Into the lounge.

### LOUNGE

17' 6" x 13' 2" (5.35m x 4.02m) Fabulous reception space with front facing double glazed frosted door providing access, front facing double glazed frosted window, front facing double glazed window, radiator, open access to the stairs to the first floor, bi-folding door to the kitchen, television point, telephone point and storage cupboard beneath the stairs.

### KITCHEN/BREAKFAST ROOM

17' 6" x 8' 3" (5.35m x 2.54m) Pleasant family kitchen space with matching breakfast bar, a range of fitted cabinetry, work surfaces incorporating a single bowl sink with drainer, incorporated spotlights in the kitchen units, space for a range style cooker with five ring gas hob, extractor hood above, plumbing for a washing machine, dishwasher, space for a fridge/freezer, radiator, coving to the ceiling, rear facing double glazed window and open access to the conservatory.

### CONSERVATORY

16' 8" x 10' 2" (5.09m x 3.12m) Fantastic additional reception space offering versatile use, side/rear facing double glazed windows, rear facing double glazed French doors to the garden and two radiators.

### STAIRS

Leading from the lounge to the first floor landing.

### LANDING

6' 5" x 7' 2" (1.97m x 2.19m) Providing access to all bedrooms/bathroom, loft access point and a side facing double glazed window.



### BEDROOM

10' 10" x 11' 11" (3.32m x 3.64m) Spacious double bedroom with front facing double glazed window and a radiator.

### BEDROOM

10' 10" x 9' 11" (3.31m x 3.03m) Further double bedroom with rear facing double glazed window and a radiator.











### BEDROOM

6' 5" x 8' 11" (1.98m x 2.73m) Positioned at the front of the house, single bedroom with front facing double glazed window and a radiator.

### BATHROOM

7' 0" x 5' 6" (2.14m x 1.68m) Nicely presented bathroom with three piece suite comprising of a low flush WC, wash hand basin, bath with a shower mounted above, shower curtain rail, tiled walls, radiator and rear facing double glazed frosted window.



### FRONT GARDEN/DRIVEWAY

Off street parking is available to the front of the house on the driveway and the gravelled area. Gates lead to the side of the house and provide further access to the enclosed rear garden.

### REAR GARDEN

Fantastic large fence enclosed rear garden with paved patio, raised central lawn and a shed.

### SOLAR PANELS

Mounted on the roof on a lease agreement.

Company: A Shade Greener LLP

Lease Agreement Term: 25 Years & Ends 2038

Please note that the lease passes to the new owner on the solar panels with the purchase.



### NOTES

**FREEHOLD PROPERTY**

**COUNCIL TAX BAND: B**

**COUNCIL TAX COST: £154 PER MONTH**

**EPC RATING: C**

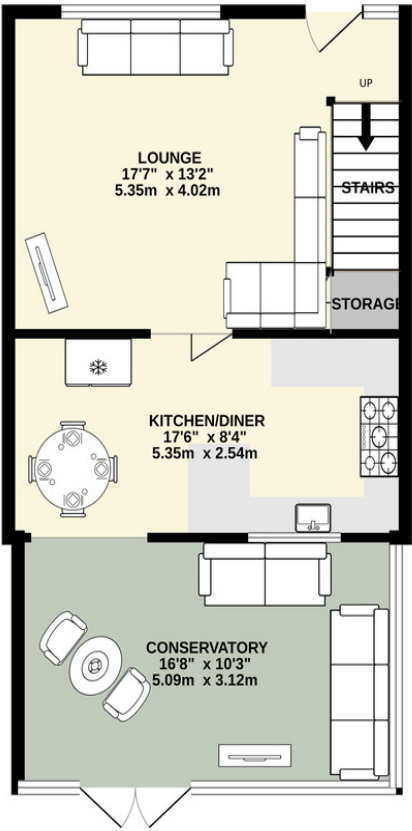
**HEATING SYSTEM: GAS FIRED COMBINATION BOILER**

**GAS SAFETY CHECK: JUNE 2024**

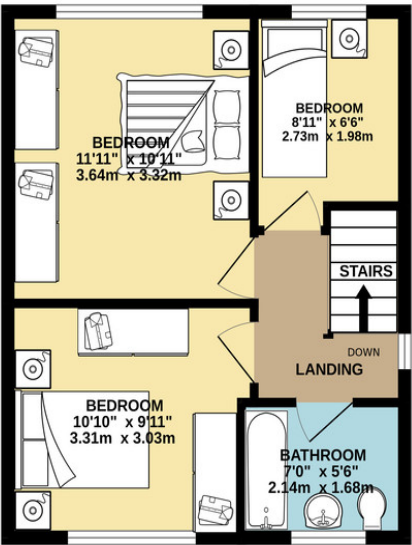
**ELECTRICAL INSTALLATION/CHECK: 25/09/24**



GROUND FLOOR  
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR  
377 sq.ft. (35.1 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 926 sq.ft. (86.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.