



01947 601301



12A BIRCH GROVE,  
SLEIGHTS

3 BED DETACHED HOUSE



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## PROPERTY FEATURES

- Detached House with a Garden & Parking
- Modern Kitchen with Breakfast Bar & Integrated Appliances
- 3 Bedrooms, Family Bathroom & Downstairs WC
- Gas Central Heating & Double-Glazing Throughout
- Conservatory & Garden to the rear with Patio
- Village Location close to Local Amenities

Type: **DETACHED HOUSE**  
Availability: **FOR SALE**  
Bedrooms: **3**  
Bathrooms: **1**  
Reception Rooms: **1**  
Parking: **DRIVEWAY**  
Outside Space: **GARDEN**  
Tenure: **FREEHOLD**

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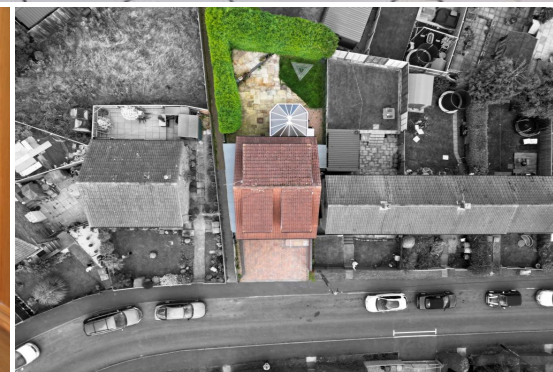
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12A BIRCH GROVE, SLEIGHTS - 3 bed Detached House - £255,000

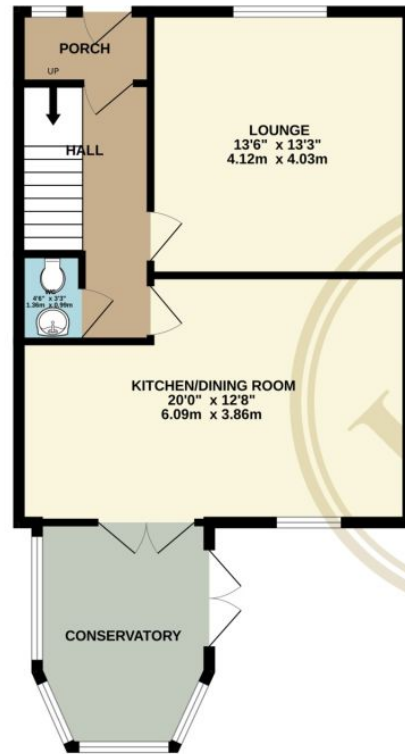


Hope & Braim are delighted to present 12a Birch Grove in Sleights to the market. A modern detached house that has a conservatory and garden to the rear and parking in front and is handily located for access to the village amenities including a GP Surgery and Primary School. Downstairs there is a bright and well-proportioned lounge that has a south-facing picture window, and an open plan kitchen/diner with high-gloss cabinets, integrated appliances, and a breakfast bar. Glazed doors from the kitchen lead through to the conservatory and there is also a downstairs WC tucked underneath the stairs. Upstairs there are three bedrooms, all with fitted wardrobes, spotlights, and dormer windows, plus a family bathroom with a three-piece suite including a shower over the bath. Along with having modern fixtures & fittings the property does benefit from having gas central heating and double-glazing throughout. Outside the front of the property is block paved which offers parking for two vehicles, whilst to the rear is a private garden that is bordered by mature trees and has a stone patio that enjoys a southerly aspect. Birch Grove is handily located for access to the village amenities that include a GP Surgery and a Primary School, which would make this ideal as either a family home or for those looking to downsize to a modern home.

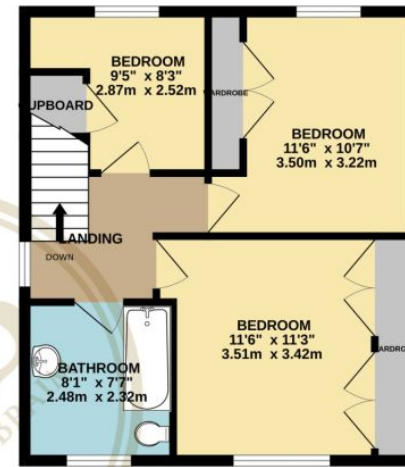


12A BIRCH GROVE, SLEIGHTS - 3 bed Detached House - £255,000

GROUND FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 1077 sq.ft. (100.1 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.  
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