

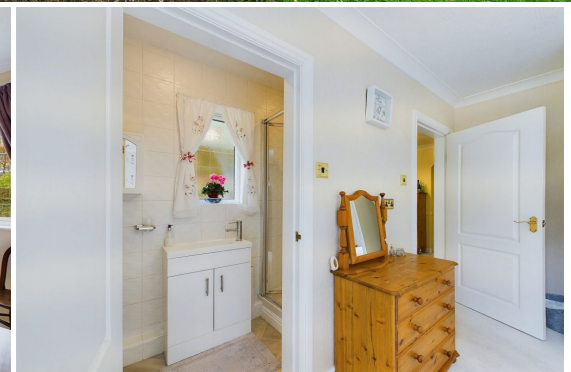


01947 601301



## THE ORCHARDS, SLEIGHTS

3 BED DETACHED BUNGALOW



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## PROPERTY FEATURES

- Detached Bungalow with Landscaped Gardens
- Spacious Living with 2 Reception Rooms
- 3 Double Bedrooms & 2 Bathrooms, including En-Suite
- Gas Central Heating & Double-Glazing Throughout
- Double Garage & Plenty of Off-Street Parking
- Well-Served Village with Shops, Local GP Surgery & Primary School

Type: **DETACHED BUNGALOW**  
Availability: **FOR SALE**  
Bedrooms: **3**  
Bathrooms: **2**  
Reception Rooms: **2**  
Parking: **DOUBLE GARAGE, DRIVEWAY**  
Outside Space: **GARDEN**  
Tenure: **FREEHOLD**

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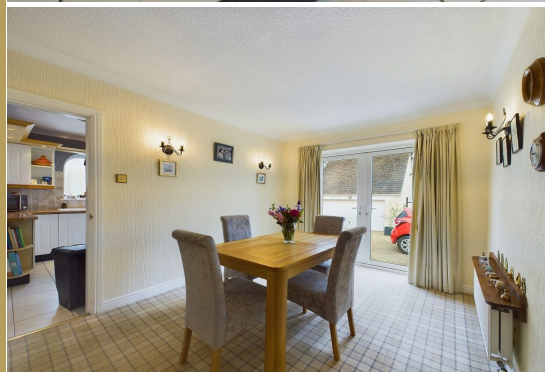


THE ORCHARDS, SLEIGHTS - 3 bed Detached Bungalow - £425,000

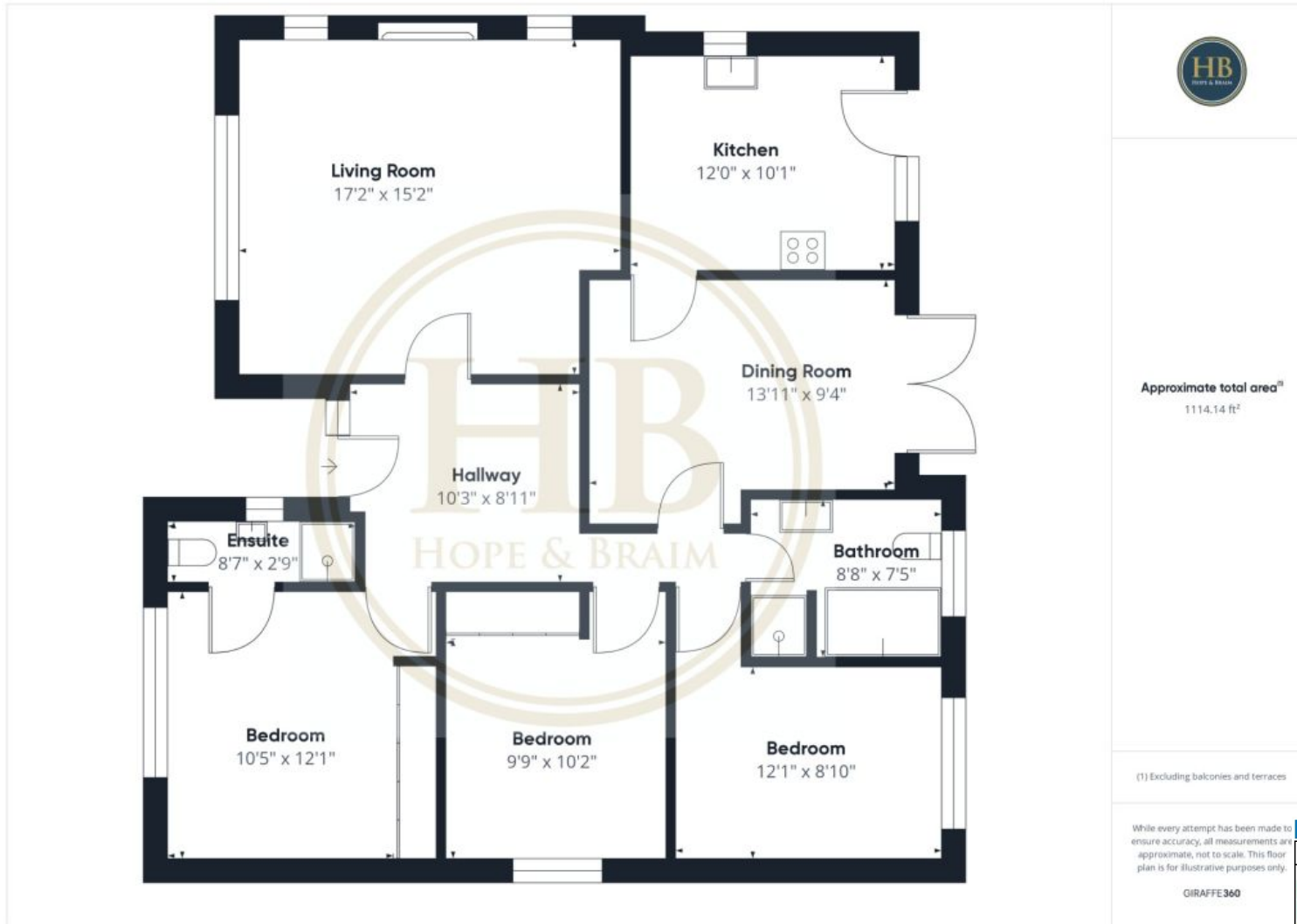




Hope & Braim are delighted to present The Orchards in Sleights to the market. This detached bungalow sits on a sheltered plot with landscaped gardens and a double garage in a well-served village on the edge of the Moors and only three miles from the coast. Built from stone, this property is immaculately presented on the outside and inside with spacious accommodation looking out onto the gardens with mature trees and flower beds. There is a welcoming entrance hall with a stained-glass front door and doors off to the living spaces and bedrooms. The lounge is well proportioned and has a marble fireplace with a living flame fire as a focal point and there are dual aspect glazing that flood the room with plenty of natural light. At the back of the property there is a separate dining room with patio doors out on to the terrace and adjoining is the kitchen that has a range of fitted cabinets with integrated appliances and lighting. There are three bedrooms, all being doubles, two having fitted wardrobes, and one having a modern ensuite shower room. The house bathroom has a four-piece suite comprising a corner bath and a walk-in shower, all benefiting from having gas central heating and double-glazing throughout. Outside there is a block-paved driveway that wraps around the back of the bungalow that offers ample off-street parking, plus there is a detached double garage. The gardens are well-maintained with well-stocked flower beds, lawns and mature trees at the back of the plot.



THE ORCHARDS, SLEIGHTS - 3 bed Detached Bungalow - £425,000



Approximate total area<sup>(1)</sup>  
1114.14 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant. Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

