

- DETACHED FOUR BEDROOM HOUSE
- GARDEN ROOM
- HIGHLY REGARDED VILLAGE LOCATION

- EN-SUITE TO PRIMARY BEDROOM
- LANDSCAPED LOW MAINTENANCE GARDEN
- COUNCIL TAX BAND - E

Offers over £425,000

<https://www.judgeestateagents.co.uk>



Within a highly sought after and prime village location comes offered for sale this immaculate four bedroom detached family house. In brief this attractive house benefits from Entrance Hall, WC, Living Room, Kitchen/Dining/Family Room, Utility, First Floor Landing, Four Bedrooms with Master En Suite and Family Bathroom. There is a landscaped rear garden and gated off road parking that leads to a Garage ideal for storage as part has now been converted into a Garden Room. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

With stairs leading to the first floor landing, power point, fitted cupboard, radiator, burglar alarm key pad and doors to:

WC

Comprising a low level WC, Wash hand basin, Radiator and Extractor fan.

LIVING ROOM

21' x 11'4 (6.40m x 3.45m)

Benefiting from a bay window to the side aspect, window to the front aspect, fireplace with marble surround and gas fire, 2 x radiators, power points, TV point and Electric blinds.

KITCHEN/DINING/LIVING ROOM

21' x 16' (6.40m x 4.88m)

Having a range of wall and base units with work surfaces, sink with mixer tap, splash backs, integral oven, hob with extractor fan, integral dishwasher, tiled flooring, power points, window to the front aspect and bay to the rear garden with patio doors, radiator and door to:

UTILITY

Having a base unit with work surface, plumbing for washing machine, sink with mixer tap, radiator, power points, under stairs cupboard and a door to the parking area.

FIRST FLOOR LANDING

Double doors to airing cupboard, power point and doors to:

PRIMARY BEDROOM

11'7 x 11'7 (3.53m x 3.53m)

Benefiting from a window to the side aspect, radiator, power points, TV point and door to:

EN SUITE

Comprising a low level WC, Wash hand basin, Walk in Shower, Complimentary tiling, Window to the rear aspect and Extractor.

SECOND BEDROOM

11'6 x 11'6 (3.51m x 3.51m)

Having a window to the side aspect, TV point, radiator and power points.





THIRD BEDROOM

10'6 x 9'2 (3.20m x 2.79m)

With a window to the front and side aspects, radiator, TV point and power points.

FOURTH BEDROOM

10'2 - 8'5 x 9'2 (3.10m - 2.57m x 2.79m)

Benefiting from a window to the front aspect, radiator, TV point and power points.

BATHROOM

Comprising a low level WC, Wash hand basin, Bath, Walk in Shower, Complimentary tiling, Radiator, Tiled flooring and Window.

GARDEN

A lovely, landscaped garden with patio and artificial lawn areas also having stone borders.

GARDEN ROOM

11'6 x 8'10 (3.51m x 2.69m)

This has been completed within the right regulations and



originally was part of the Garage. This lovely addition benefits from power points, lighting and Sliding Patio doors to the Garden. A room that could also make an ideal study/hobby room.

PARKING

There is gated access to off road parking that leads to:

GARAGE

With facilities of both power and lighting. This is ideal for storage due to part being converted into a Garden Room.

VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video

4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

MEASUREMENTS

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

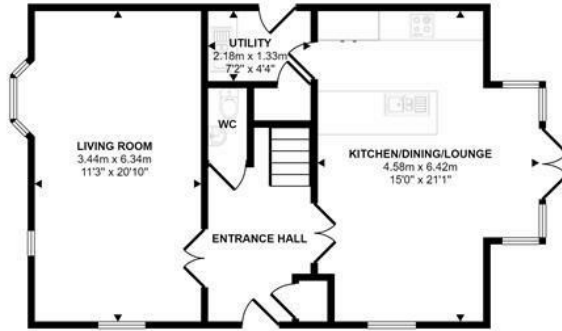
MONEY LAUNDERING

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

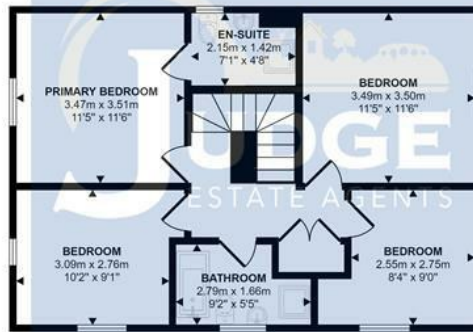
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your



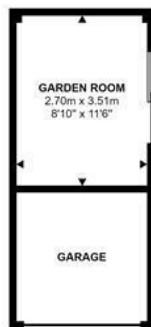
Approx Gross Internal Area
141 sq m / 1514 sq ft



Ground Floor
Approx 63 sq m / 682 sq ft



First Floor
Approx 60 sq m / 648 sq ft



Garden Room/Garage
Approx 17 sq m / 184 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			92
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

