

oakheart



£475,000

Offers In The Region Of
Bantocks Road, Great Waldingfield

A well appointed five bedroom detached family home boasting an accommodation n schedule of almost 1800sqft. Offering versatile accommodation space throughout with four/five double bedrooms, three reception areas and off street parking for several vehicles, this property makes for the perfect family home.

Upon approach this home sits behind a neatly maintained driveway allowing off street parking space for several vehicles. Entry is gained to an internal entrance porch allowing storage for coats and shoes. The kitchen is located to the rear of the property featuring a range of timber floor and wall mounted units topped with stone work

surfaces, tiled splash backs, inset sink and drainer unit with detachable mixer tap and Velux style sky lights allowing for good amounts of natural light flow. The lounge is laid with wood effect flooring that flows through to the sitting room and features a gas stove sat upon a stone hearth and painted mantle and french style doors opening to the rear garden. The crafts room/bedroom two is located at the front of the property offering versatile accommodation space and plumbing in place for ensuite facilities. Concluding the ground floor is the cloakroom offering a low level WC and wash hand basin. To the first floor are four impressively sized double bedrooms, of which the principal suite enjoys ensuite

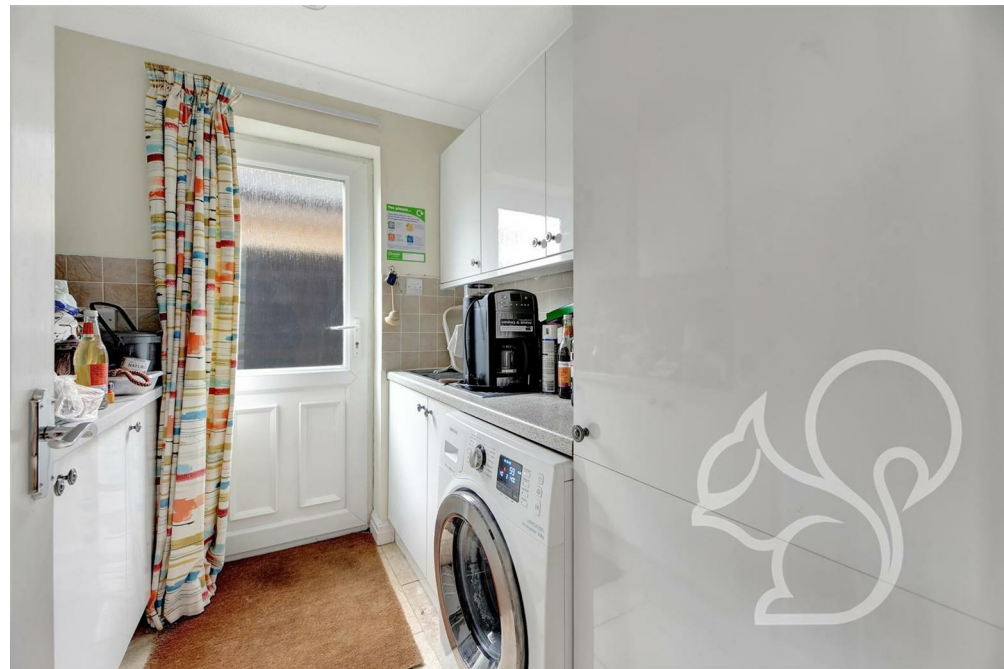
facilities comprising a shower cubicle, low level WC and wash hand basin. Concluding the internal accommodation is the family bathroom complete with panel bath, low level WC and vanity unit.

The rear garden commences with a paved seating terrace leading to a lawn area bordered by a variety of shrubs and plants. To the rear of the garden is a timber outbuilding with power and lighting connected.

Call Oakheart today to arrange your viewing!

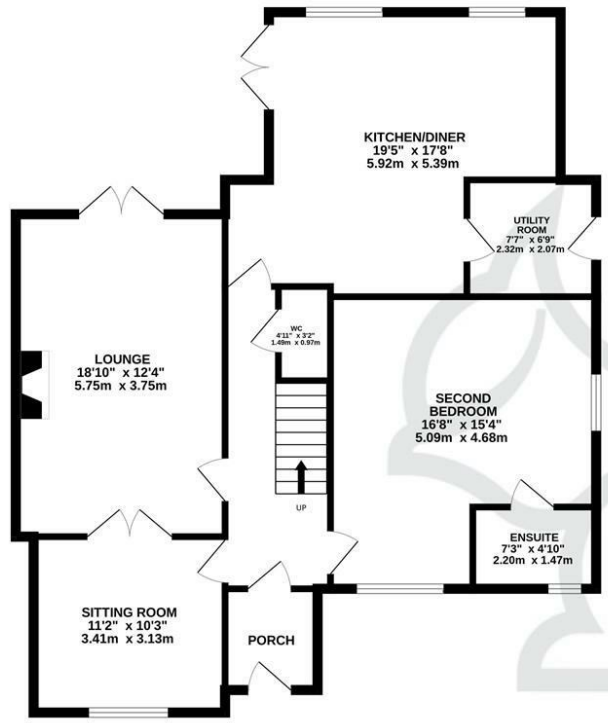




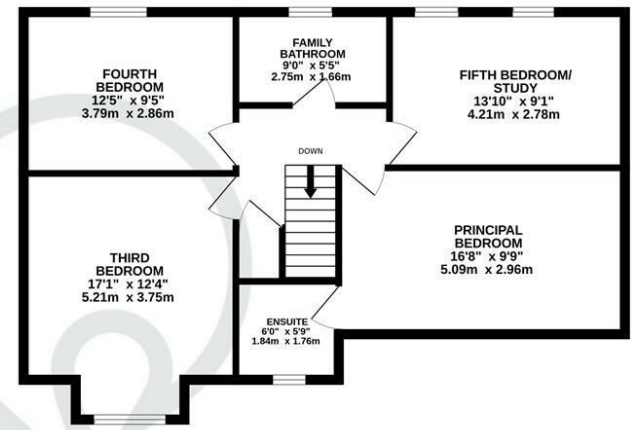




GROUND FLOOR
1055 sq.ft. (98.0 sq.m.) approx.



1ST FLOOR
725 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 1780 sq.ft. (165.3 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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Local Authority:

Tenure:
Freehold

Council Tax Band:
E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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