



GAME ESTATES

PROPERTY SALES & LETTINGS

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£390,000



THREE/FOUR BEDROOM DETACHED PROPERTY

SOUTH WEST FACING GARDEN

CUL-DE-SAC LOCATION

UN-OVERLOOKED REAR GARDEN

SPACIOUS ACCOMODATION

WET ROOM & FAMILY BATHROOM

OFF ROAD PARKING FOR THREE VEHICLES

GAS CENTRAL HEATING

Game Estate Agents are delighted to offer this versatile three/four-bedroom detached property. Located at the end of a cul-de-sac with an un-overlooked south westerly facing garden, two reception rooms, kitchen/breakfast room and utility, off road parking for three vehicles and gas central heating,

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Service and appliances have not been tested and therefore no warranty is offered on their operational condition.

Entrance Hall

11' 9" x 5' 5" (3.58m x 1.65m)

Glazed entrance door, stairs to first floor, under stair storage cupboard, doors to:

Ground floor wet room

6' 5" x 5' 3" reducing to 2' 3" (1.96m x 1.60m)

Obscure window to front aspect, wall mounted heated towel rail, corner sink with mixer tap, low level w.c.

Lounge

26' 6" x 10' 2" (8.08m x 3.10m)

Windows to front and rear aspects, electric feature fireplace with gas point, two radiators, opening to dining room

Dining area

11' 1" x 7' 3" (3.38m x 2.21m)

Glazed door to rear garden, window to side aspect, double opening doors to study/bedroom 4

Study/bedroom 4

18' 0" x 8' 3" (5.49m x 2.51m)

Glazed door to rear porch, bay window to front aspect, Karndean floor, radiator.

Rear Porch

6' 5" x 4' 1" (1.96m x 1.24m)

Double opening casement doors and window to rear garden.

Inner lobby

5' 8" x 3' 8" (1.73m x 1.12m)

Glazed door to side aspect, consumer unit, loft access, radiator.

Kitchen/diner

21' 8" x 8' 8" (6.60m x 2.64m)

Comprehensive range of units comprising roll top work surfaces with inset sink with mixer tap, fitted oven, inset hob, extractor over, eye level cabinets, patio doors to rear garden, two windows to side aspect, space for fridge, and dining table.

Utility room

8' 5" x 5' 5" (2.57m x 1.65m)

Roll top work surface with space for freezer, washing machine and tumble dryer, eye level cabinets, window to front aspect, radiator.

First floor landing

8' 7" x 5' 7" (2.62m x 1.70m)

Eves storage cupboard, loft access, insulated, airing cupboard, doors to:

Family bathroom

7' 2" x 5' 7" (2.18m x 1.70m)

Panel bath with shower attachment mixer tap, wash basin on vanity unit, part tiled to walls, obscure window to rear aspect, close coupled w.c, radiator.

Bedroom 1

14' 0" x 9' 3" (4.27m x 2.82m)

Window to front aspect, triple fitted wardrobe, radiator.

Bedroom 2

10' 0" x 10' 0" (3.05m x 3.05m)

Window to rear aspect, built in wardrobe, radiator.

Bedroom 3

9' 8" x 6' 4" (2.95m x 1.93m)

Window to front aspect, storage cupboard, radiator.

Rear Garden

Southwest facing, un-overlooked, fence and hedge to boundaries, split level patio areas, mature trees and shrubs, water tap, gate to front aspect, access to boiler room.

Boiler room

Housing gas boiler fitted 2024

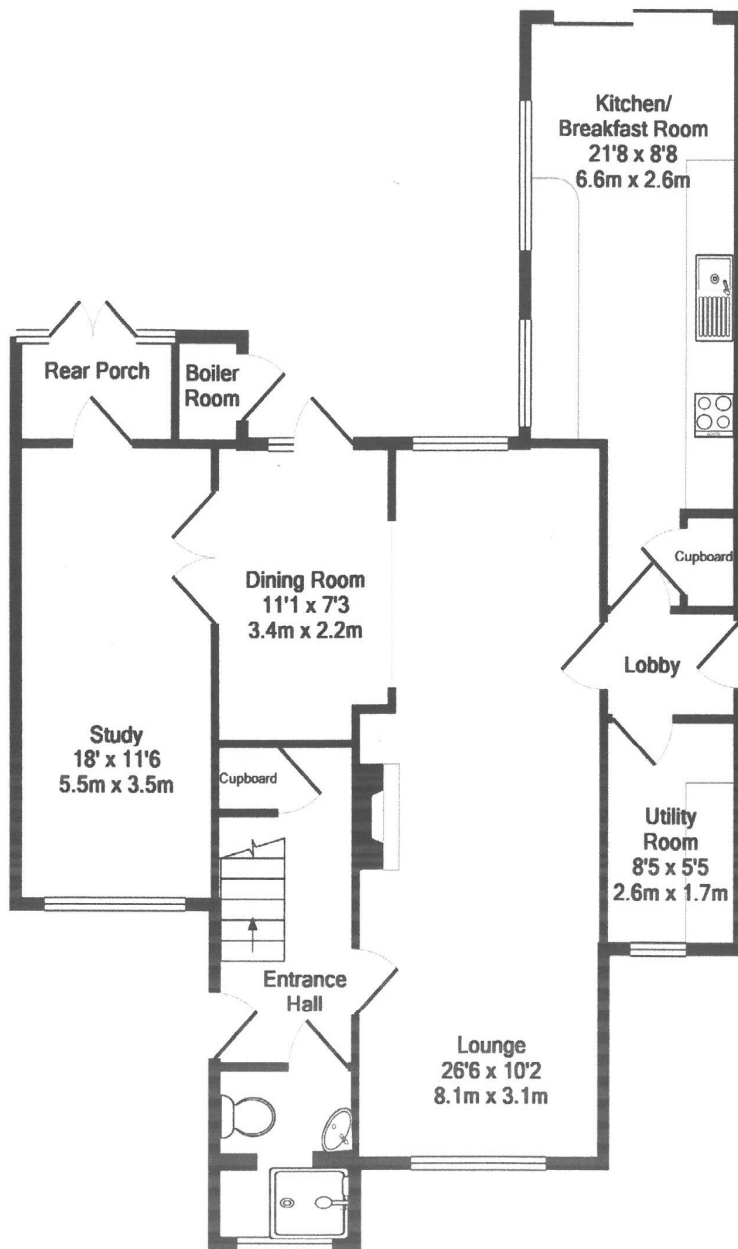
Front garden

Low level brick wall with mature shrubs and hedges, driveway, parking for 2/3 vehicles.

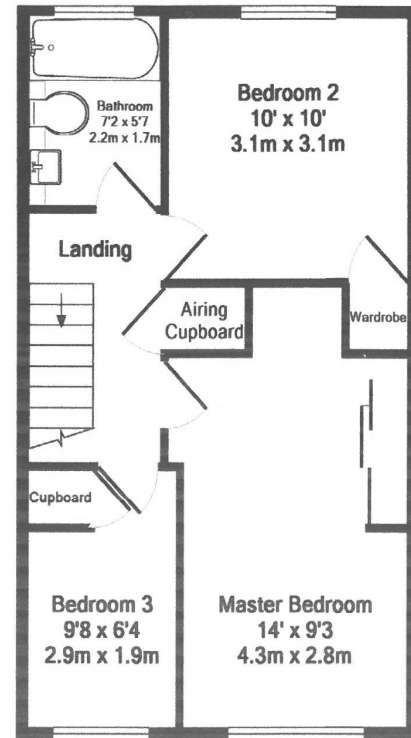
Council Tax Band: E

Water meter fitted

EPC rating: D



Ground Floor
Approx. Floor
Area 870 Sq.Ft.
(80.8 Sq.M.)



1st Floor
Approx. Floor
Area 430 Sq.Ft.
(40.0 Sq.M.)

Total Approx. Floor Area 1300 Sq.Ft. (120.8 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 reliability can be given.

