



20a Chestnut Walk, Little Common, TN39 4PS

A DECEPTIVELY SPACIOUS THREE DOUBLE BEDROOM, DETACHED CHALET STYLE HOUSE IDEALLY SITUATED WITHIN A SOUGHT AFTER & QUIET RESIDENTIAL CUL-DE-SAC IN LITTLE COMMON CLOSE TO LOCAL AMENITIES, THE POST OFFICE, BUS SERVICES AND CONVENIENT STORES ALL WITHIN 400 YARDS OF THE PROPERTY.

This wonderful home provides accommodation over two floors to include a large Reception Hall, a 21'2 x 13'11 triple aspect Sitting Room/Diner with patio doors leading to the rear Gardens, a modern fitted Kitchen with built-in appliances and an adjoining Conservatory. There are two double bedrooms to the ground floor (each with fitted wardrobes and bay windows), a downstairs Shower Room/w.c. and from the first floor galleried landing there is an impressive 18'4 x 13'4 triple aspect Main Bedroom with walk-in Wardrobe or Dressing Room and a 12'8 x 6'5 en-suite Bathroom/w.c.

Outside, there is a block paved Driveway to the front providing off road parking, an Integral Garage with electric roller door and the level rear Gardens are nicely laid to patio and lawn with established flowers and shrubs. Further benefits include gas fired central heating (Gas Boiler Approx. 3 years old), upvc Double Glazing and the property is to be sold CHAIN FREE. Charles & Co. encourage an early viewing to appreciate this beautifully presented home in such a favoured and convenient location.

Price £535,000

20a Chestnut Walk, Little Common, TN39 4PS



- Detached Three Bedroom Chalet House
- Walking Distance to Local Amenities
- Kitchen with Built-in Appliances
- Driveway, Garage & Gardens. CHAIN FREE
- Beautifully Presented Throughout
- Deceptive & Versatile Accommodation
- Adjoining Rear Conservatory/Garden Room
- Sought After Little Common
- 21'2 x 13'11 Triple Aspect Living Room/Diner
- En-Suite Bath & Dressing Room

Entrance Hall

17'3 x 4'3 (5.26m x 1.30m)

Reception Hall

21'0 x 6'4 (6.40m x 1.93m)

Living Room/Diner

21'2 x 13'11 (6.45m x 4.24m)

Kitchen

12'7 x 10'10 (3.84m x 3.30m)

Conservatory

10'4 x 9'9 (3.15m x 2.97m)

Bedroom Two

14'2 into bay x 10'11 (4.32m into bay x 3.33m)

Bedroom Three

13'9 into bay x 12'5 (4.19m into bay x 3.78m)

Downstairs Shower Room/W.C

6'10 x 5'10 (2.08m x 1.78m)

First Floor Galleried Landing

13'6 x 6'0 (4.11m x 1.83m)

Bedroom One

18'4 x 13'4 (5.59m x 4.06m)

Walk-in Wardrobe/Dressing Room

7'6 x 4'8 (2.29m x 1.42m)

En-Suite Bathroom/W.C

12'8 x 6'5 (3.86m x 1.96m)

Outside

Front Garden

Driveway

Integral Garage

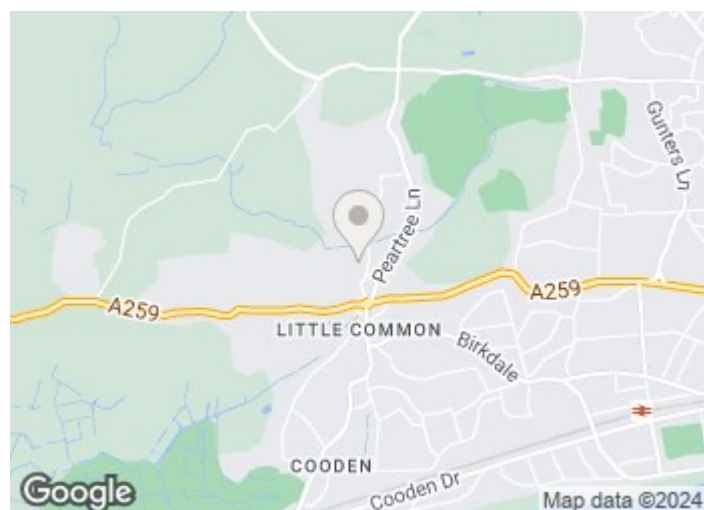
19'8 x 10'2 (5.99m x 3.10m)

Side Courtyard

22'0 x 17'0 (6.71m x 5.18m)

Rear Garden

52'0 x 32'0 (15.85m x 9.75m)





Floor Plan

GROUND FLOOR
1328 sq.ft. (123.4 sq.m.) approx.

1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 1810 sq.ft. (168.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		67	
(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	