

oakheart

£450,000

Guide Price

Rattlesden Road, Drinkstone



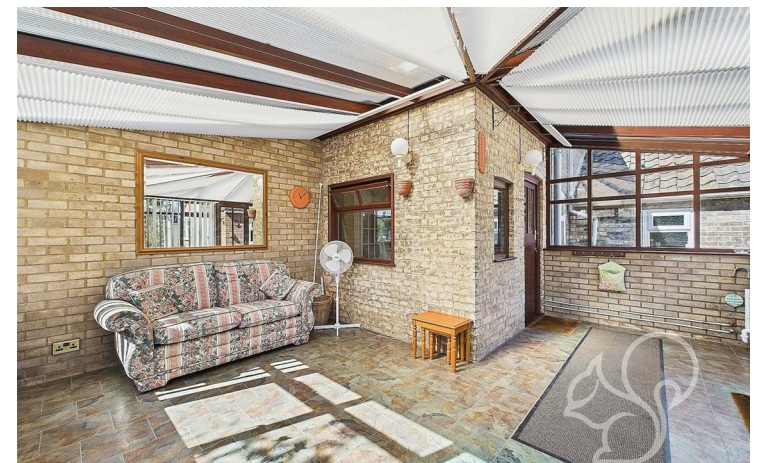
Guide Price £450,000 - £475,000 Nestled behind mature shrubbery and trees is this charming four bedroom home. This attractive semi-detached cottage combines character and practicality, boasting two versatile reception rooms, a conservatory plus the benefit of off road parking and double garage

Threeways is an attractive home with a private driveway accessed by Cross Street. The four outbuildings are sectioned into a double garage and two further outbuildings. All are fitted with electric and the two outbuildings could provide an ideal area for extension. The remainder of the rear garden and front garden have been divided

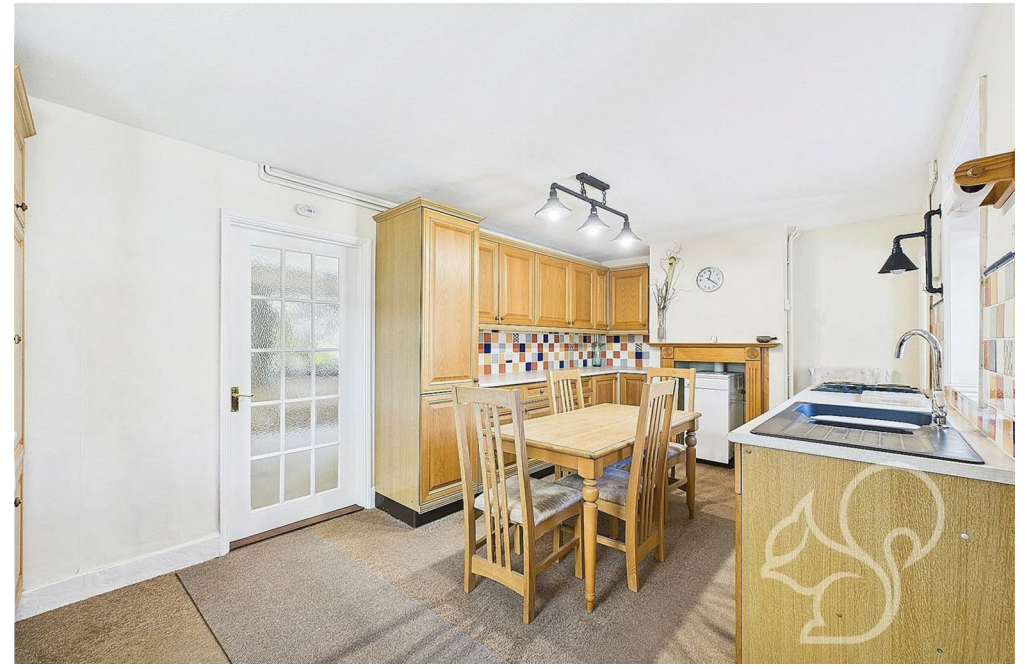
into beautiful seating areas, patio and shrubbery.

The patio has been neatly fitted around the substantial conservatory, offering a wonderfully social space leading into the internal accommodation. A spacious room with ample storage, the kitchen provides a very functional space. The living room enjoys views over the landscaped front gardens and the open fireplace creates a cosy space. Considerable in size, the dining room provides a further reception room and is a light and airy room thanks to the dual aspect windows. Rounding off the downstairs space is one of the bathrooms, and a useful porch.

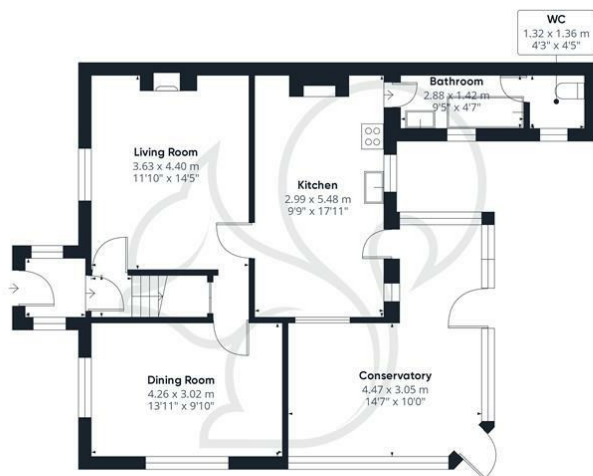
The four bedrooms and shower room are found upstairs and offer ample room. The master bedroom enjoys a period fireplace and built in wardrobes. Bedroom two also benefits from built in wardrobes too, whilst the remaining bedrooms offer excellent floorspace for furnishings. The family shower room comprises of; walk in shower cubicle, heated towel rail and low level WC.



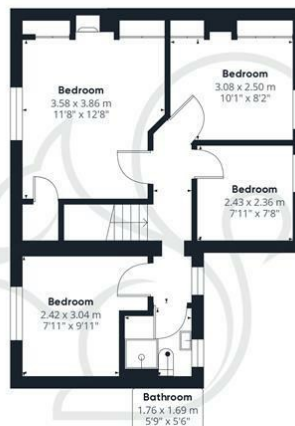








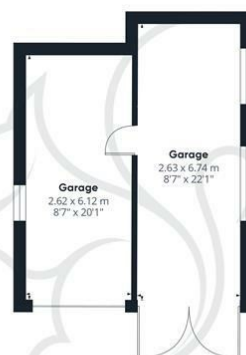
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

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Approximate total area[®]

172.43 m²

1856.04 ft²

Reduced headroom

0.52 m²

5.61 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Local Authority:


Tenure:

Freehold

Council Tax Band:

D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	35	
(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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