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The Dingle, West Green
£420,000

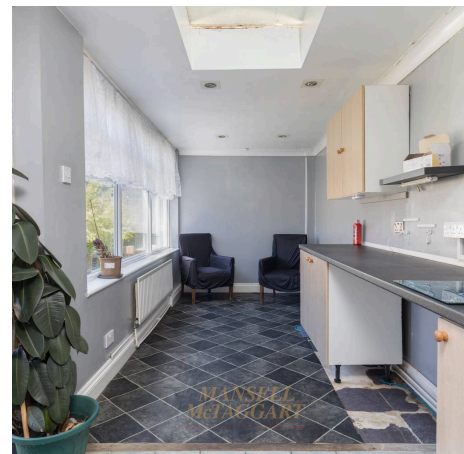
**MANSELL
McTAGGART**
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- Peaceful location within West Green, close to town centre and station
- Semi-detached house occupying a corner plot
- Planning permission for two storey side extension and single storey rear extension. Planning reference CR/2022/0320/FUL
- One/two reception rooms and three/four bedrooms
- Driveway for multiple vehicles and single garage
- Peaceful rear garden with garden room
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'D' and EPC 'E'

Situated within the peaceful and sought-after area of West Green, this charming three/four bedroom, semi-detached house offers a flexible accommodation and comes with planning permission for a two storey side extension and single storey rear extension under planning reference CR/2022/0320/FUL. The home is ideally located close to the town centre and train station, providing easy access to various amenities and transport links.



Occupying a corner plot, this impressive home boasts a welcoming entrance hallway with stairs leading to the first floor and convenient understairs storage. The bright and airy living room overlooks the front garden, while a versatile room on the ground floor can be used as a study/office or a fourth bedroom to suit your needs.



Completing the downstairs is the extended 'L' shaped kitchen/breakfast room, which is fitted with a range of units and offers ample space for white goods. The breakfast area provides direct access to the garden and can comfortably accommodate a four-six persons table and chairs.

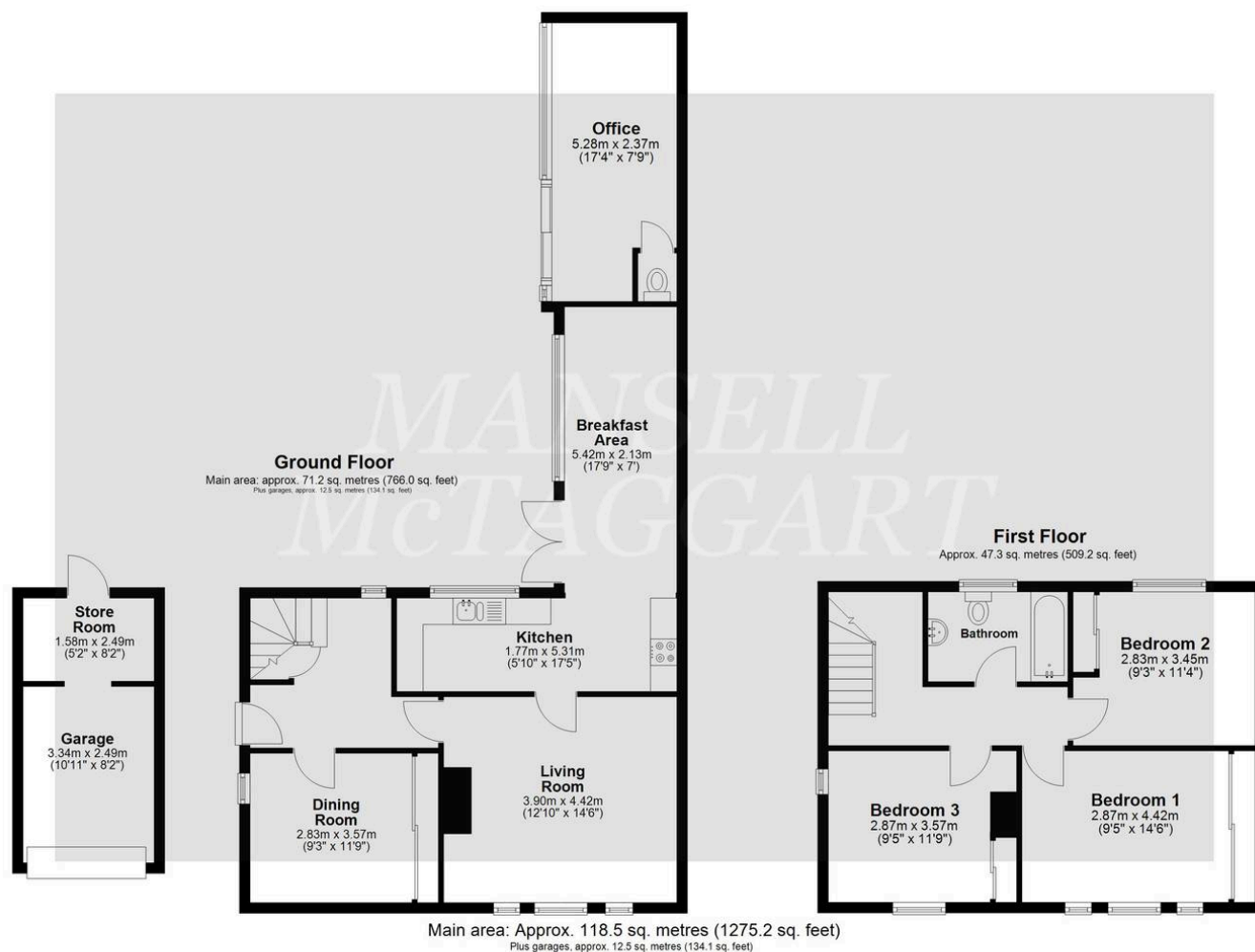
Moving upstairs, the first floor landing leads to three generously sized double bedrooms, a family bathroom, and a loft for additional storage. The family bathroom features a panelled bath, pedestal wash hand basin, low-level WC, and an opaque window, all finished in a white suite.

Outside, the property benefits from a driveway for multiple vehicles, as well as a single garage for convenient parking and storage. The driveway is laid to hardstanding and gravel, with a pleasant area of lawn adding to the property's attractive kerb appeal.

The peaceful rear garden is mainly laid to lawn with fenced boundaries and access to the single garage. A garden room enhances the outdoor space, perfect for a home office, offering light and power along with a useful cloakroom for added convenience.

Presented with no onward chain, this lovely property represents a rare opportunity to acquire a comfortable family home in a desirable location. Early viewings are highly advised.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

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