



Lyncroft, Hillview, Buckland SG9 0PY

welcome to

Lyncroft, Hillview, Buckland

A deceptively spacious and well-presented four bedroom detached family home with superb outside entertainment room and situated on a large plot with extensive parking. Viewing is recommended at the earliest opportunity to avoid disappointment.



Front Door

Door to entrance hall.

Entrance Hall

Stairs off to first floor landing. Radiator.

Cloakroom

Suite comprising low-flush WC, wash hand basin,

Lounge

13' 6" x 11' 5" plus depth of bay window (4.11m x 3.48m plus depth of bay window)

Lovely dual aspect room with feature fireplace with wood-burning stove, hearth and surround with mantle over. Radiator, double glazed window to front, double glazed bay window to rear.

Dining Room

13' 6" x 11' 6" (4.11m x 3.51m)

Feature fireplace with exposed chimney breast. Radiator, double glazed window to front.

Kitchen/ Breakfast Room

16' 11" max x 14' 9" max (5.16m max x 4.50m max)

Fitted kitchen comprising built-in oven and hob with extractor over, one and a half bowl stainless steel sink unit with mixer taps and work surface surrounds, space and plumbing for automatic washing machine and dishwasher, space for tumble dryer, twin double glazed windows to rear, part wall tiling, further range of base and wall units, breakfast bar, stable door to rear.

Staircase To First Floor

Staircase from entrance hall to first floor landing.

First Floor Landing

Hatch to loft.

Bedroom One

15' 7" x 11' 10" (4.75m x 3.61m)

Radiator, double glazed windows to front and rear.

Bedroom Two

12' 3" max x 9' 6" max (3.73m max x 2.90m max)

Radiator, double glazed window to front.

Bedroom Three

10' 3" x 8' 5" (3.12m x 2.57m)

Radiator, double glazed window to front.

Bedroom Four

14' 2" max x 7' 9" max (4.32m max x 2.36m max)

Radiator, double glazed window to front.

Bathroom

Suite comprising bath with shower attachment over, low-flush WC, wash hand basin, double glazed window to rear.

Outside

Entertainment Room

17' 5" x 15' 4" (5.31m x 4.67m)

Radiator, double glazed window to front.

Garden

Large lawned area with fence surround, extensive outdoor entertaining space. Double gate for side access.



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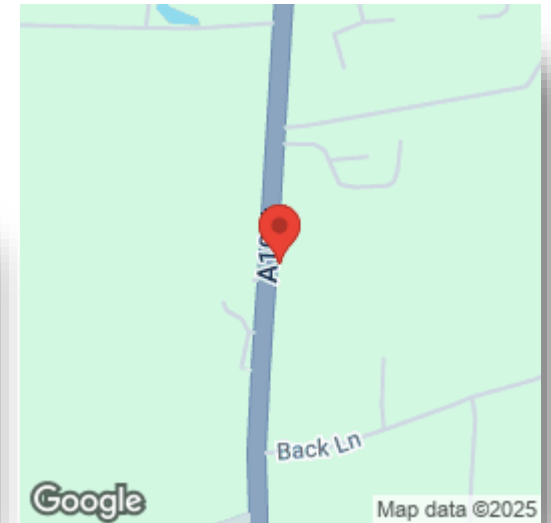
Lyncroft Hillview, Buckland

- Deceptively spacious and well-presented detached family home.
- Scope to extend subject to normal planning regulations.
- Good-sized garden with extensive off-road parking.
- Four good-sized bedrooms.
- Separate lounge and dining rooms.

Tenure: Freehold EPC Rating: F

guide price

£575,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110117 - 0003

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