

Ferrers Green, Churston Ferrers, Brixham, TQ5 0LF



Located in the sought after village of Churston Ferrers, this beautifully presented **FOUR BEDROOM DETACHED HOUSE** is being offered for sale with **NO ONWARD CHAIN**. The property is positioned on Ferrers Green, with an outlook over the neighbouring fields. Some stunning coastal walks are accessible right from the door, leading you past Churston Church out towards Elberry Cove or Churston Woods and onto the South West Coastal Path.

The house itself is immaculately presented inside and out. As you enter the property, the central hallway with W.C off, links to the spacious lounge with bay window, and the modern fitted kitchen which has integrated appliances. There is also a separate dining room and sunny conservatory to the rear. On the first floor is a modern bathroom with shower over bath, as well as four bedrooms, the master being a spacious double room, whilst another bedroom benefits from an en-suite.

The surrounding gardens are awash with colour, the rear garden has a central lawn with bordering flower beds, gated access leads you onto Ferrers Green itself. Whilst to the front is a large driveway, inset lawn, as well as an additional grassed garden area on the other side of the road with patio seating area making the most of the rural outlook.

£399,000 Freehold

ENTRANCE HALL. Upvc front door. Stairs to first floor.
Cupboard housing electrical consumer unit. Radiator.

W.C. Close coupled W.C. Wall mounted basin. Tiled walls.
Window.

LOUNGE. Spacious double aspect lounge with bay window to front and window to side. Two radiators. Door leading to dining room.

DINING ROOM. Double opening French doors to conservatory. Radiator. Under stairs cupboard / pantry.

KITCHEN. Gloss white wall and base units with granite effect worktops. One and a quarter bowl stainless steel sink with drainer. Four ring gas hob, glass splash back, cooker hood over with integrated electric oven under. Integrated dishwasher, integrated washer dryer. Space for freestanding fridge freezer. Worcester gas boiler. Radiator. Door to conservatory.

CONSERVATORY. Spacious conservatory overlooking the back garden. Sliding door to side. Glass roof. Electric radiator. Tiled floor.

FIRST FLOOR LANDING. Loft hatch. Radiator. Store cupboard.

BATHROOM. Shower bath with rainfall shower head and glass screen. Basin on gloss white vanity unit. Close coupled W.C. Heated towel rail. Window.

BEDROOM 1. Spacious double room. Built in wardrobes. Window to front with views over the neighbouring field. Radiator.

BEDROOM 2. Window to side. Radiator.

EN-SUITE. Alcove shower. Basin on gloss white vanity unit with mirror above. Tiled walls and floor

BEDROOM 3. Window to side. Radiator.

BEDROOM 4. Window to side. Radiator. Currently used as second lounge.

OUTSIDE.

FRONT GARDEN. Driveway parking for multiple cars. Inset lawn to front.

FURTHER GARDEN AREA. Located on the opposite side of the road can be found a lawned garden area with patio seating area positioned to enjoy the view over the neighbouring field.

GARAGE. Electric garage door. Power and lighting.

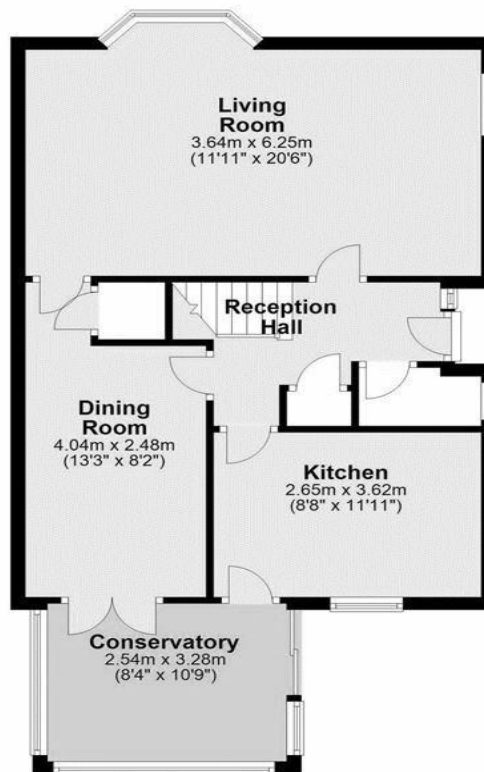
BACK GARDEN. Fully enclosed garden with central raised lawn area with border flower beds and rockery style border to rear. Gated access from the driveway. Gated access to Ferrers Green. Outside tap and light.

ENERGY PERFORMANCE RATING: D

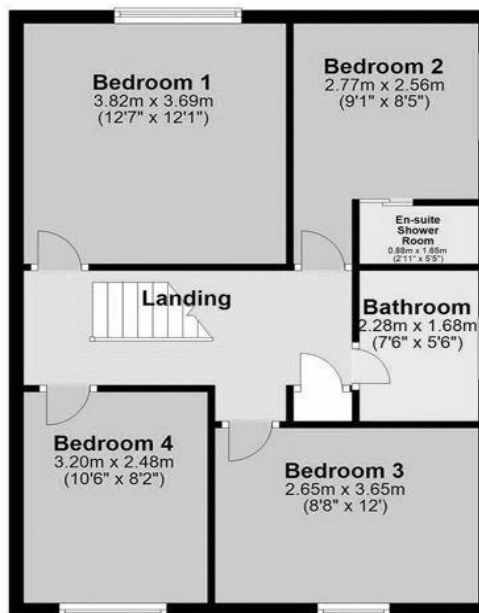
COUNCIL TAX BAND: E

AGENTS NOTES: The Ofcom website indicates broadband and mobile reception is available at this property. Gas, electric, water are all on mains supply, with mains drainage connection.

Ground Floor



First Floor



LAYOUT GUIDE ONLY – NOT TO SCALE

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order.

We may receive an introductory fee on recommendations for professional services.

Ref C0005529 Written by: Bill Bye