



-  Detached House
-  Three Double Bedrooms
-  En-Suite Shower Room

-  Fitted Kitchen/Dining Room
-  Utility Room
-  Garage and Parking

Price: £350,000 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this immaculately presented modern detached house which occupies a charming location, forming part of the popular Redrow constructed "Coppice" Development.

Positioned at the head of the cul de sac and with a woodland aspect to front, the property offers well-proportioned and attractively planned accommodation which was redecorated throughout in 2023 and briefly comprises: Entrance Hall, front Living Room, rear Kitchen/Dining Room, Utility Room and fitted Cloakroom/WC to the ground floor with three double Bedrooms (the principal with En-Suite Shower Room, Bedroom 2 with Walk In Wardrobe) and main Bathroom to the first floor. Outside there are lawned gardens to the front and rear of the property, the front incorporating a driveway leading to the Garage.

Sanderling Drive is accessed via Guinea Hall Lane. The shops and amenities of Banks village are readily accessible.



GROUND FLOOR: ENTRANCE HALL

LIVING ROOM 17' 2" into bay x 11' 1" (5.23m x 3.38m)

KITCHEN-DINING ROOM 21' 2" x 11' 2" (6.45m x 3.4m)

UTILITY ROOM 6' 8" x 5' 8" (2.03m x 1.73m)

CLOAKROOM/WC

FIRST FLOOR: LANDING

BEDROOM 1 13' into bay x 11' 6" (3.96m x 3.51m)

EN-SUITE SHOWER ROOM

BEDROOM 2 12' 3" x 11' 4" (3.73m x 3.45m)

BEDROOM 3 11' 4" x 10' (3.45m x 3.05m)

BATHROOM

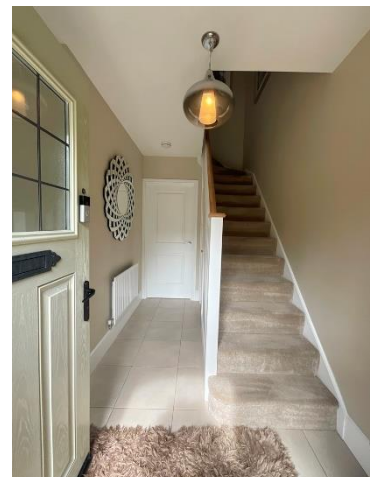
Council Tax Banding: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band D.

Tenure: Freehold.

Please Note: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

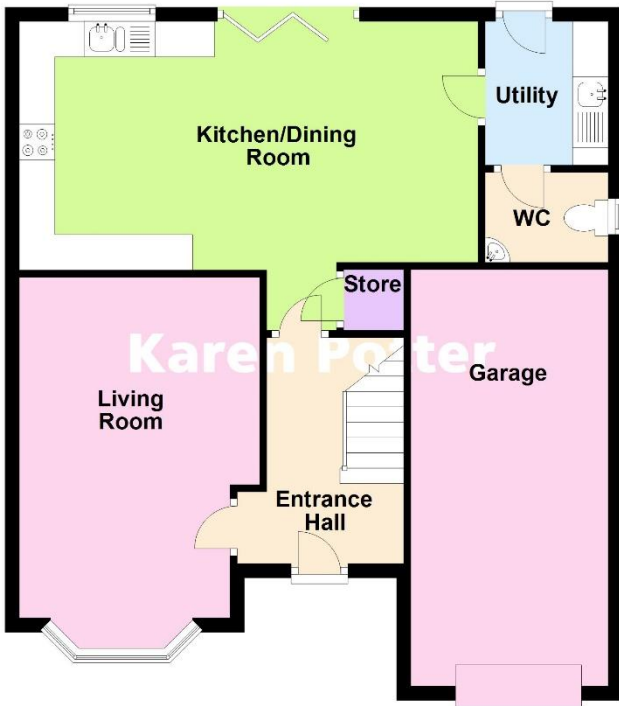
Service Charge: There is a service charge for site maintenance to include the cutting of grass within the communal grounds, maintenance of the pond etc. We are advised this amounts to around £200 per annum.

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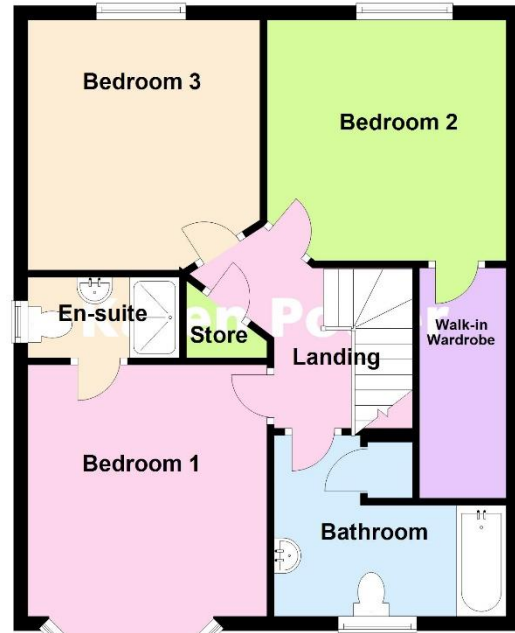
Ground Floor

Approx. 70.6 sq. metres (759.7 sq. feet)

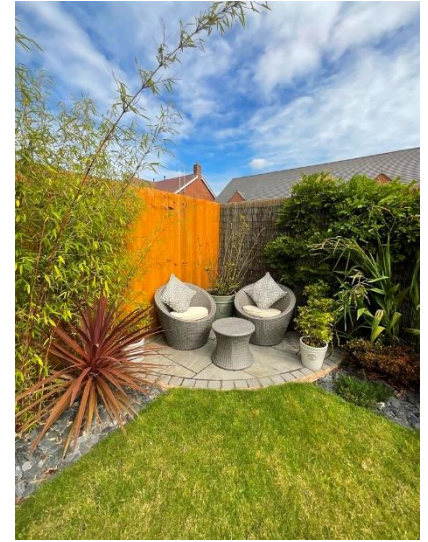
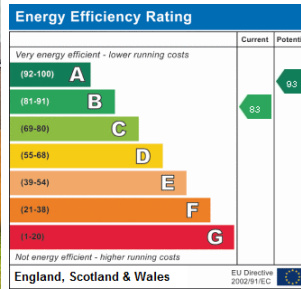


First Floor

Approx. 57.4 sq. metres (617.9 sq. feet)



Total area: approx. 128.0 sq. metres (1377.5 sq. feet)



Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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