



Ground Floor

Entrance Hall

Lounge

5.19m (17") x 3.94m (12'11") max

Kitchen/Breakfast Room

4.33m (14'2") x 3.81m (12'6")

Dining Room

4.28m (14'1") x 3.94m (12'11")

Conservatory

4.50m (14'9") x 3.88m (12'9")

Bedroom 1

3.94m (12'11") x 3.68m (12'1")

Refitted Bathroom

First Floor

Landing

Bedroom 2

4.39m (14'5") x 3.42m (11'3")

Bedroom 3

4.39m (14'5") x 3.30m (10'10")

WC

Outside

To the front of the property is a

substantial gravelled and paved driveway, providing off-road parking for numerous vehicles, the driveway leads to a generous garage, that has power and light connected. Also to the front is a gravelled pathway surrounding an established and well-stocked feature flower bed, there is a log/wood store, a bin store, and two gates to the sides providing access to the rear.

To the rear of the property, a superb, large, garden, with a raised paved patio seating area, a timber BBQ entertainment area and a feature pond. There is an attached workshop to the garage with power and light connected, a generous timber workshop with power and light connected, a shed, a wood store, a greenhouse and a potting shed. The garden is laid mainly to lawn with mature established trees, shrubs, flower beds, and vegetable gardens.

Further Information

Tenure: Freehold

Council Tax Band: E

EPC Rating: D

Agents Note: The current owner confirms that all residents contribute a voluntary payment of £100 per annum to cover the upkeep of the private road

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 and potential buyers/tenants are advised to recheck the measurements

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COLNE FIELDS

SOMERSHAM, PE28 3DL

PROPERTY SUMMARY

A very well-presented, detached chalet, situated on a private road, within a well-serviced and popular village location. This superb home occupies a generous plot measuring approx. 0.36 acres (STS).

This home features, two reception rooms, an updated kitchen/breakfast room, a refitted four piece ground-floor bathroom, a ground-floor bedroom and a conservatory overlooking the rear garden. There are two further bedrooms and a WC on the first-floor.

Outside the property is a generous driveway, a good-size garage, a workshop, a timber workshop, a large rear garden with various seating areas, a garden shed, a greenhouse and a potting shed.

3



1



2

