

Sandys Avenue, Wickhamford, WR11 7RS



## **Property Description**

We are delighted to showcase this traditional, semi-detached home boasting four double bedrooms, two bathrooms and flexible accommodation with two home office spaces.

This substantial home has been modernised and extended over time to create over 1500 sq ft of living space and enjoys superb natural lighting throughout.

The ground floor comprises; useful porch, hallway into living room with log burner, well-equipped kitchen open plan to the dining room and additional breakfast area with patio doors, study, sizeable utility and w.c.

First floor comprises; airy landing with Velux window, main double bedroom with spacious en suite, three further double bedrooms, family bathroom airing cupboard.

Outside, there is plenty of parking available on the block paved drive, front lawn and a side access gate. The mature, private garden is mainly laid to lawn with patio area, shrubs and borders. The property benefits from a home office / studio, perfect for those that work from home.











## Ground Floor Home Office 4.75m x 2.91m (15'7" x 9'6") First Floor Utility 2.84m x 3.26m (9'4" x 10'8") Bedroom 2.74m x 4.18m (9' x 13'9") En-suite Bathroom Bedroom 3 3.41m x 3.03m (11'2" x 9'11") Kitchen 2.57m x 1.75 (8'5" x 5'9") Room 4.37m x 3.75m (14'4" x 12'4") 5.37m x 4.38m (17'7" x 14'4") Landing Bedroom 4 2.71m x 2.68m (8'10" x 8'9") Lounge 3.81m (12'6") x 4.38m (14'4") max Study 1.85m x 2.68m (6'1" x 8'9") Bedroom 2 2.83m x 5.45m (9'3" x 17'10")

Total area: approx. 146.2 sq. metres (1573.3 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.

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We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

## **Key Features**

- FOUR BEDROOM SEMI DETACHED
- WELL PRESENTED THROUGHOUT
- IN EXCESS OF SQ FT
- VILLAGE LOCATION
- STUDY AND SEPARATE HOME OFFICE
- PRIVATE MATURE GARDENS
- LIGHT AND AIRY
- TWO BATHROOMS
- SOLAR PANELS

Price Guide £375,000

EPC Rating - C

Tenure - Freehold

Council Tax Band - B

Local Authority - Wychavon