

9 Porlock Drive

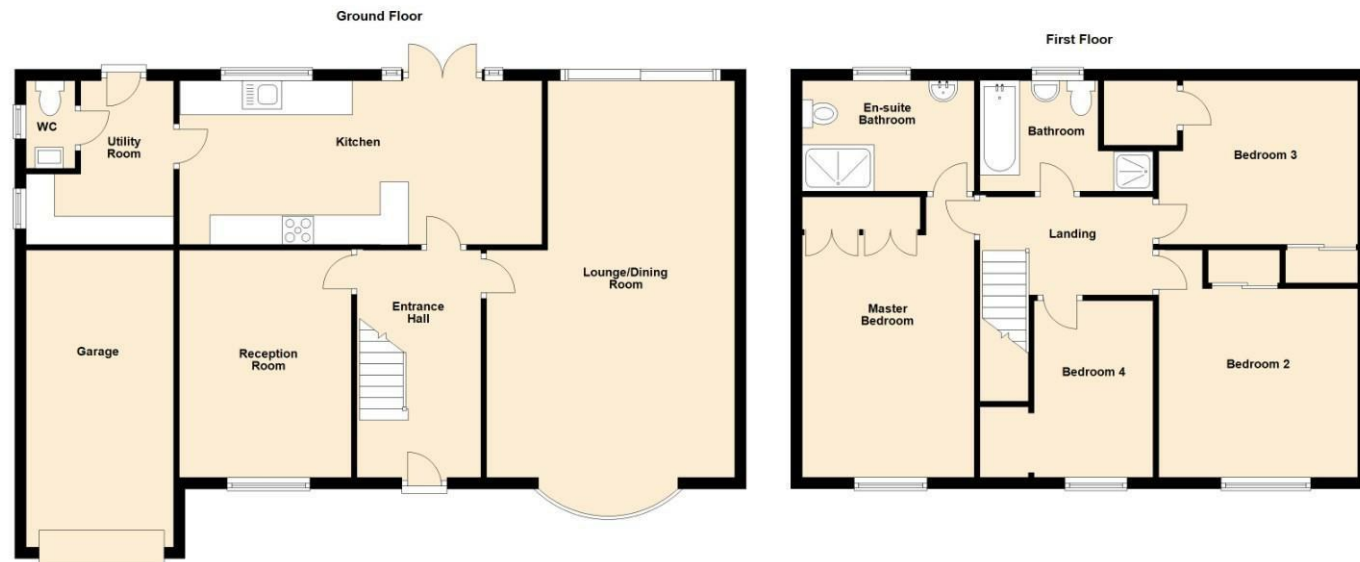


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Monday – Friday
9am – 5.30pm
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9am – 5pm

SHEPHERD SHARPE



9 Porlock Drive

Sully CF64 5QA

£499,950

A spacious four bedroom detached family house found in a quiet location. The property offers excellent well proportioned accommodation. Comprising hallway, large through lounge/dining room, separate reception room/study, large kitchen/breakfasting room with granite worktops, utility room, wc, spacious landing, four good size bedrooms, en-suite shower room and family bathroom. Integral single garage, private rear garden, excellent off road parking. uPVC double glazing, gas central heating. Freehold.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient – higher running costs			
		71	82

EU Directive 2002/91/EC

England & Wales

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uPVC double glazed front door and full window to side.

Hallway

A wide and spacious hallway, laminate floor, radiator, balustrade to first floor, area for cloaks, coved ceiling.

Lounge/Dining Room

23'6" x 14'5" (7.17m x 4.41m)

A spacious through lounge. uPVC double glazed windows to front, French doors and windows to rear. Carpet, contemporary fire surround with a living flame gas fire, coved ceiling, two radiators.

Study/Second Reception Room

13'1" x 10'0" (4.01m x 3.05m)

A good size second reception room. uPVC double glazed window to front. Laminate floor, radiator.



Kitchen/Breakfasting Room

21'3" x 9'3" (6.50m x 2.83m)

A large kitchen/breakfast room. French doors and windows looking out onto garden. Fitted kitchen with cream coloured units, dark granite worktops, built under sink and drainer with mixer tap. Five burner gas hob, electric oven and extractor (all in stainless finish), integrated dishwasher and fridge/freezer. Breakfast bar, space for table and chairs, radiator. Part glazed panelled door through to utility room.

Utility Room

9'3" x 8'6" (2.83m x 2.61m)

A good size utility room. Three base cupboards and four eyelevel cupboards, contrast worktop. Laminate floor, tiled splash back, radiator. uPVC double glazed door and window to side.



W.C.

Comprising trough style wash hand basin with chrome bottle trap and twin flush wc both in white. Attractive tiled floor, half tiled walls, uPVC double glazed window to rear.

First Floor Landing

Loft access, carpet, doors to all first floor rooms.

Bedroom 1

15'11" x 10'2" (4.87m x 3.10m)

A generous double bedroom. uPVC double glazed window to front. Carpet, radiator, built-in wardrobe.

En-Suite Shower Room

9'1" x 6'4" (2.79m x 1.95m)

A contemporary shower room comprising large fully tiled shower enclosure, rainfall shower, wash basin and wc all with chrome fittings and chrome radiator, mirror cabinet. uPVC double glazed window.

Bedroom 2

13'1" x 11'6" (4.0m x 3.53m)

A second double bedroom. uPVC double glazed window to front, Carpet, radiator, mirror fronted wardrobe.

Bedroom 3

11'7" x 9'5" (3.54m x 2.88m)

uPVC double glazed window to rear. Carpet, radiator, airing cupboard with shelving, hot water cylinder, mirror fronted wardrobe.



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Bedroom 4

10'2" x 6'10" (3.10m x 2.10m)

A good single room/study. uPVC double glazed window to front. Built-in wardrobe, carpet, radiator.

Bathroom

10'2" x 6'4" (3.10m x 1.94m)

A spacious family bathroom. Comprising contemporary bath with centrally mounted taps, shower enclosure with recessed controls, wash basin with pop-up waste and contemporary wc all in white with chrome fittings, attractive tiling throughout. uPVC double glazed window.

Front Garden

A good size frontage with interlocking pavior driveway creating parking for two cars, access to single garage. Lawn and some mature shrubs and trees to one side.



Rear Garden

A private rear garden with full width decking, summerhouse, hot tub, pedestrian access to the garage.

Garage

16'11" x 9'2" (5.17m x 2.80m)

A modern up and over door, access to electric and gas meter, Baxi boiler, water supply and meter, stopcock.

Council Tax

Band G £3,123.66 p.a. (23/24)

Post Code

CF64 5QA

