

9 Highbridge Close



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

SHEPHERD SHARPE



Ground Floor



First Floor



Total area: approx. 104.7 sq. metres (1126.9 sq. feet)

## 9 Highbridge Close

Sully CF64 5SD

£390,000

Situated in a very quiet cul-de-sac is this versatile and well maintained three/quarter bedroom semi detached dormer bungalow. Set well back from the road with good off parking and garage. Comprises hallway, lounge, dining room, kitchen, fourth bedroom and wc to ground floor. To the first floor three bedrooms and en-suite bathroom. Pretty gardens. uPVC double glazing, gas central heating, very well presented throughout, fitted carpets. Great further potential. Freehold.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

## 9 Highbridge Close



Front door to hallway.

### Hallway

L-shaped hallway with parquet flooring, radiator, cloaks cupboard, decorated in white throughout.

### Lounge

15'11" x 12'0" (4.86m x 3.66m)

A large front facing lounge with pretty view of front garden and looking down the cul-de-sac. Large uPVC double glazed window. Original parquet flooring, contemporary fire surround with electric fire, radiator, decorated in neutral colours.

### Dining Room

12'5" x 11'10" (3.80m x 3.63m)

A lovely sized room. uPVC double glazed French doors and full height windows look out onto pretty garden. Laminate floor, radiator, deep under stairs store cupboard.

### Kitchen

12'3" x 8'6" (3.75m x 2.60m)

A nice fitted kitchen with breakfasting area. Comprising cream coloured units with contrast worktop, white tiling, integrated electric hob and oven, extractor, plumbing for washing machine, space for fridge/freezer, radiator, integrated dishwasher.

### Shower Room/W.C.

A decent size shower room. Comprising quality satin chrome shower enclosure with Mira shower fitting, contemporary wash hand basin and wc, both in white. Attractive floor and wall tiles, shelving/storage, modern down lighting. uPVC double glazed window.

### Bedroom 4

9'5" x 8'7" (2.88m x 2.64m)

Fourth bedroom/study/home office. uPVC double glazed French doors look out onto the garden. Carpet, radiator, neutral decoration.

### First Floor Landing

Carpeted stairway and landing from hallway. Decorated in white, useful storage cupboard.

### Bedroom 1

12'8" x 8'5" (3.88m x 2.57m)

A lovely sized double bedroom. Large uPVC double glazed window to side. Semi vaulted ceiling, carpet, radiator, access to en-suite.

### En-Suite Bathroom

Comprising panelled bath with shower over, wash hand basin and wc, all in white. White tiling, wood effect flooring, radiator, access to remaining loft storage.

### Bedroom 2

12'1" x 11'7" (3.70m x 3.54m)

A spacious double bedroom. uPVC double glazed window to front. Carpet, radiator, large mirror fronted wardrobes.

### Bedroom 3

9'5" x 6'2" (2.89m x 1.89m)

A single bedroom. Velux window to rear. Carpet, radiator, decorating in white, access to Worcester combination boiler, some built-in storage.



## 9 Highbridge Close



Front Garden

Pretty landscaped frontage, long driveway and access to garage.

### Garage

18'11" x 8'6" (5.78m x 2.60m)

Single garage, power and light.

### Rear Garden

A very private rear garden with good entertaining terrace and mature planting.

### Council Tax

Band E £2.384.15 p.a. (23/24)

### Post Code

CF64 5SD

