



FOR STARTERS



OFFERS IN EXCESS OF
£725,000

MAIN COURSE

A well-positioned four-bedroom detached home, set within a peaceful cul-de-sac in the heart of Alveston village.

Built by Banner Homes in 2007, this attractive property enjoys a prime spot overlooking a green with the village church beyond—complete with the occasional sound of church bells.

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The ground floor offers excellent living space. Off the generous hallway is a dual-aspect dining room with bay window, two built-in storage cupboards, and a large downstairs cloakroom. To the rear, the open-plan kitchen/breakfast room features plenty of worktop space, built-in appliances, and French doors to the garden. A utility room provides useful side access. The sitting room is spacious and welcoming, with a central fireplace and another set of French doors opening to the garden.

Upstairs, all four bedrooms are doubles, two of which benefit from built-in wardrobes. The main bedroom has an en-suite, and the family bathroom has been stylishly refitted. An airing cupboard houses the



boiler.

Outside, the part-walled wraparound garden is well-stocked and includes a secluded decked area to the side—perfect for private seating. The property also benefits from a garage with an electric up-and-over door, along with a parking space directly in front. Additionally, there are two visitor parking spaces available within the close.

An estate charge, currently set at £250 per annum, goes towards the upkeep of the private road as and when needed.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - F



EPC
Band - C



North West Facing Rear
Garden



Mains Gas, Electric,
Water & Drainage



Heating System
Gas Central Heating

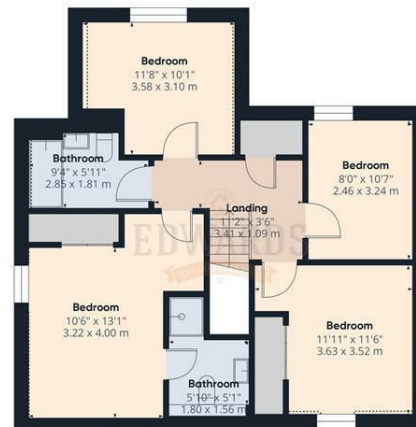


Alveston Primary
School

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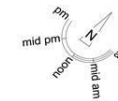
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

1701.99 ft²
158.12 m²

Balconies and terraces

277.82 ft²
25.81 m²

Reduced headroom

13.36 ft²
1.24 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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