

# 7 Christchurch Drive Bayston Hill SY3 0PT



**3 Bedroom Bungalow - Detached**  
**Offers In The Region Of £270,000**

## The features

- EXTENDED 3 BEDROOM DETACHED BUNGALOW
- LOUNGE, DINING ROOM, EXTENDED BREAKFAST KITCHEN
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- GARDENS LAID FOR EASE OF MAINTENANCE
- VIEWING RECOMMENDED
- MUCH SOUGHT AFTER VILLAGE LOCATION CLOSE TO TOWN
- 3 GOOD SIZED BEDROOMS AND BATHROOM
- DRIVEWAY AND GARAGE
- NO UPWARD CHAIN
- EPC RATING D



### \*\*\* DECEPTIVELY SPACIOUS 3 BEDROOM DETACHED BUNGALOW \*\*\*

Occupying an enviable position in the heart of this much sought after, self sufficient village, a short stroll from local amenities.

Offered for sale with no upward chain the property has been extended to the rear to provide an excellent sized Kitchen.

Spacious Reception Hall, Lounge, Dining / Family Room, Large Kitchen, Utility and WC, 3 generous Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with garage and gardens laid for ease of maintenance.

No upward chain and viewing recommended.

## Property details

### LOCATION

The property occupies an enviable position in the heart of this popular self sufficient village, ideally placed for commuters with ease of access to the A5/M54 motorway network. Bayston Hill has excellent facilities on hand including schools, doctors, shops, public houses, church, lovely countryside walks and a regular bus service to the Town Centre.

### RECEPTION HALL

Sealed unit double glazed entrance door with side screen opening to spacious Reception Hall with radiator.

### LOUNGE

With window overlooking the front, ornamental fire surround, media point, radiator.

### DINING/FAMILY ROOM

A good multi purpose room with window to the side. Airing cupboard and storage cupboards, radiator. Double opening glazed doors to

### EXTENDED BREAKFAST KITCHEN

A good sized room with window to the rear, door to the side and sliding patio doors opening onto the rear garden. Comprehensively fitted with range of wooden fronted units incorporating single drainer sink set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and space for appliances beneath. Inset 4 ring hob with extractor hood over and built in double oven and grill with storage above and below. Matching range of eye level wall units, tiled effect lino flooring, radiator. Door to

### UTILITY AREA

With space for appliances, wash hand basin, door and window to the garden.

### WC

With low flush suite.

### INNER HALL

From the Reception Hall, inner hall with access to roof space and off which lead

### BEDROOM 1

With window to the rear, radiator.

### BEDROOM 2

With window to the front, radiator.

### BEDROOM 3

With window to the side, radiator.

### BATHROOM

With suite comprising panelled bath with shower attachment, wash hand basin and WC. Complementary tiled surrounds, radiator. Window to the rear.

### OUTSIDE

The property is set back from the road and approached over driveway with parking and leading to the GARAGE

with up and over door, power and lighting. The Front Garden has been laid for ease of maintenance to large gravelled bed which can provide additional parking and enclosed from the road by hedging. Side pedestrian access to the Rear Garden, again which has been designed for ease of maintenance with large brick and paved sun terraces, gravelled areas with well stocked flower, shrub and herbaceous beds and being enclosed with wooden fencing. Large timber summerhouse.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that electric and water main services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C- again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

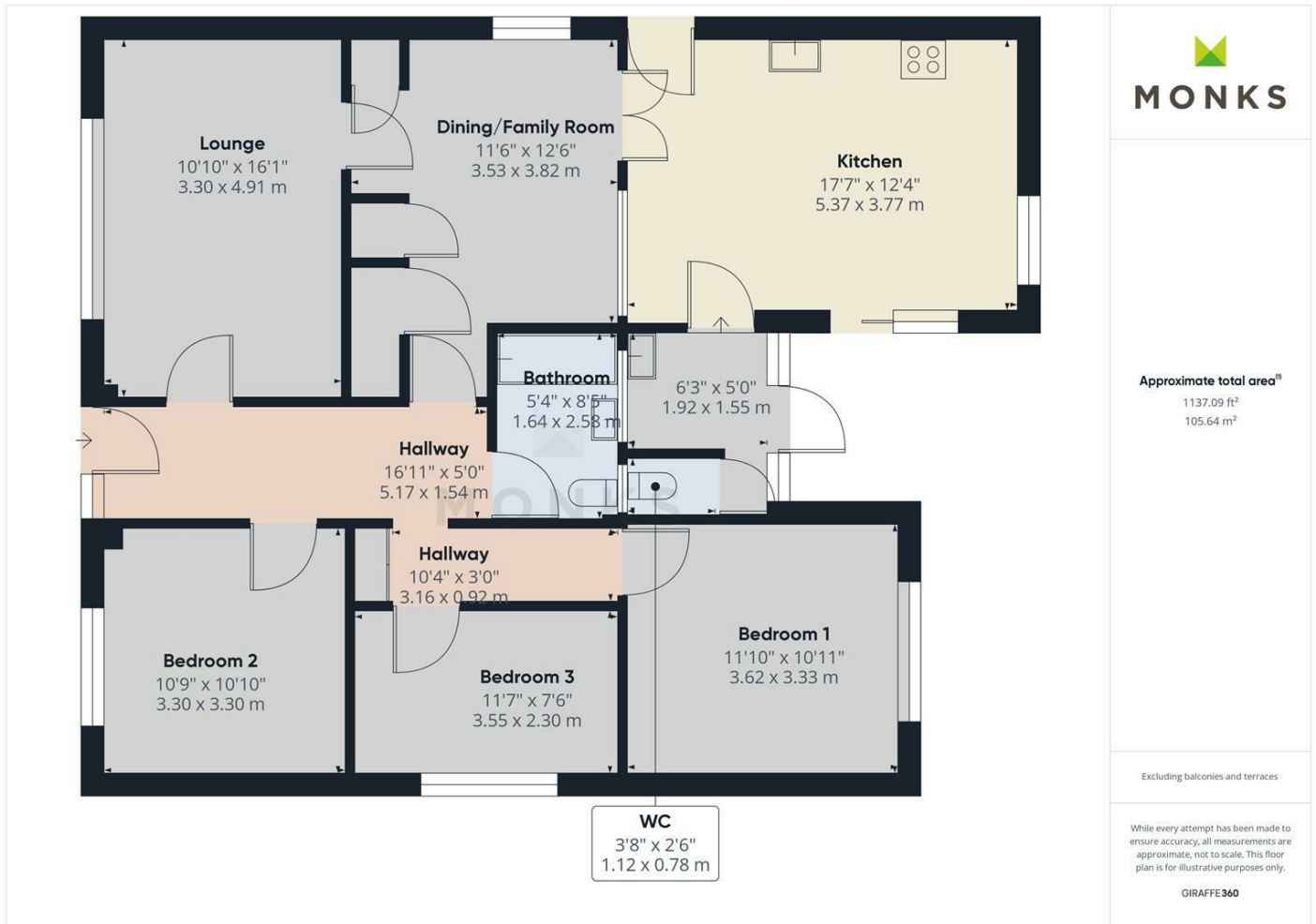
#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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## Judy Bourne

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## Get in touch

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## We're available 7 days a week

HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>59</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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