



A beautifully presented 4 bedroom home located in the sought after village of St. Olaves situated on the popular private road - Priory Road. The property enjoys a picturesque setting with lovely country walks nearby and is just a stones throw from the river. Finished to a high standard throughout the home features quality fixtures and fittings and is decorated in a contemporary pallet. Accommodation includes a welcoming lounge with open fireplace, a spacious kitchen, utility room and bright garden room overlooking the pleasant and fully enclosed rear garden. Upstairs there is a bedroom with en-suite shower room, family bathroom, 2 bedrooms with the 4th bedroom making an ideal study, to the front the property offers ample parking. The property will be available from January.

ENTRANCE HALLWAY

LVT flooring; double-glazed entrance door with side glass panel; radiator; under stairs storage cupboard, carpeted stairs to first floor; doors to lounge, WC and kitchen.

WC

tile effect vinyl, recently fitted suite comprising of low level WC; hand wash basin with gold fixings and gold towel warmer/radiator.

LOUNGE

6'7" 3" x 48' 2" (20.5 maxm x 14.7m) LVT flooring; radiators; double-glazed bay window to front with window seat and storage beneath overlooking front aspect; double-glazed window to side; open fire with marble hearth and mantle over; gold matching wall and ceiling lights.

KITCHEN

53' 1" x 36' 5" (16.2m x 11.1m) tiled floor; wooden wall and base units with work surface over; breakfast bar area; built-in oven, microwave, hob, extractor hood, fridge freezer; space for dishwasher; 1½ bowl ceramic sink with drainer and mixer tap opening over sink into the garden room/dining room; down lights; 2 radiators; floor to ceiling strip window overlooking the patio area; Door to:

OUTSIDE

To the front of the property there is a brick weave driveway providing car parking for several vehicles and access to the garage which has power and lighting this houses the boiler and there is shelving inside. To the rear is a lovely enclosed garden with block paving, patio and pathways, central grassed area with established borders surrounding, side access leading to the utility entrance and gate leading to the front of the property, there is also a rear access door into the garage.

VIEWINGS

Strictly by appointment with the letting agents, BYCROFT LETTINGS, tel: 01493 844489.

COUNCIL TAX

The property is currently listed as Band E.

AGENTS NOTE

Property will be available from January 2026.



UTILITY ROOM

flooring and units to match the kitchen; round sink; wall mounted washing machine (left as goodwill); cloaks area; door to large pantry cupboard with shelving; double-glazed door to side access and window to side.

GARDEN/ DINING ROOM

10' 2" x 37' 4" (3.10m x 11.4m) tiled floor; low level windows offering beautiful views over the garden; sloped ceiling with 2 large Velux windows; wall lights and chandelier light fitting; sliding patio doors onto the patio and garden beyond.

FIRST FLOOR LANDING

galleried landing; carpet; radiator; doors to all rooms.

BEDROOM 1

11' 9" x 11' 1" (3.6 max x 3.4 plus built-in wardrobes) LVT flooring; radiator; double-glazed window to front; built-in wardrobes with hanging rail and shelving inside. Door to:

EN SUITE

recently fitted high quality fixtures and fittings comprising of double-length walk-in shower with mains connected gold shower; low level WC; hand wash basin within vanity unit with marble top; gold towel warmer/radiator; frosted double-glazed window to side.

BEDROOM 2

15' 5" x 9' 6" (4.72m x 2.92m) LVT flooring; radiator; double-glazed window to front and rear aspects.

BEDROOM 3

11' 1" x 7' 6" (3.38m x 2.31m) LVT flooring; radiator; double-glazed window to rear aspect; built-in wardrobe with hanging rail.

BEDROOM 4/ STUDY

8' 0" x 6' 3" (2.46m x 1.91m) LVT flooring; radiator; double-glazed window to rear; built-in wardrobe with shelf, hanging rail and drawers.

BATHROOM

tile effect vinyl; beautiful quality fitted suite comprising of free standing bath with floor mounted freestanding tap and shower head; low level WC and hand wash basin all with gold fittings; wall mounted gold towel warmer; frosted double-glazed window with roller blind; cupboard housing water tank; loft access.