



**Important Notice - please read carefully**

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

**Offers In The Region Of £302,000**

Viewing: strictly by appointment through the agent

Occupying a lovely end of private driveway cul-de-sac position with a delightful aspect to the front over a local brook, this is a modern and well presented and deceptively spacious three bedroom detached house. The property is situated within this convenient residential location, close proximity to excellent local amenities and the local by-pass linking up to the M54 motorway network. Viewing is recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, lounge, dining room, attractive kitchen/breakfast room, first floor landing, master bedroom with ensuite shower room, two further bedrooms, family bathroom, front and landscaped rear enclosed gardens, tarmacadam driveway, garage, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Canopy over, double glazed entrance door gives access to:

**Reception hallway**

Having radiator, recessed spotlights to ceiling, wall mounted digital heating control panel, service door to garage.

Door from reception hallway gives access to:

**Cloakroom**

8'5 x 3'5

Having low flush WC, pedestal wash hand basin, tiled splash surrounds, radiator, wood effect flooring, recessed spotlights and extractor fan to ceiling.

Door from reception hallway gives access to:

**Lounge**

14'1 x 10'4

Having contemporary electric fire set to a marble style hearth with timber fire surround, radiator, UPVC double glazed sliding patio door giving access to rear garden.

Door from reception hallway gives access to:

**Dining room**

10'5 x 8'6

Having UPVC double glazed window to front, radiator.

Part glazed door from reception hallway gives access to:

**Attractive kitchen/breakfast room**

9'10 x 9'8

Having modern eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with concealed cooker canopy over, integrated slimline dishwasher, space for washing machine, space for upright fridge freezer, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, tiled splash surrounds, tiled floor, recessed spotlights to ceiling, UPVC double glazed window to rear, double glazed door giving access to side of property, radiator.

From reception hallway stairs rise to:

**First floor landing**

Having UPVC double glazed window to side, loft access, radiator, linen store cupboard.

Doors from first floor landing give access to: Three bedrooms and family bathroom.

**Bedroom one**

12'4 x 10'3 max reducing down to 8'10 min

Having UPVC double glazed window with pleasing aspect to

front, radiator, recessed spotlights to ceiling, TV aerial point, built-in double wardrobe.

Door from bedroom one gives access to:

**Ensuite shower room**

Having tiled shower cubicle, low flush WC, pedestal wash hand basin, tiled to walls, recessed spotlights and extractor fan to ceiling, tiled floor, UPVC double glazed window to front, radiator.

**Bedroom two**

12'7 x 8'10

Having UPVC double glazed window to rear, radiator.

**Bedroom three**

9'9 x 7'10 max reducing down to 6'8 min

Having UPVC double glazed window to rear, radiator.

**Family bathroom**

Having a three piece white suite comprising: Panel with bath with electric shower over and glazed shower screen to side, low flush WC, pedestal wash hand basin, fully tiled to walls, tiled floor, UPVC double glazed window to front, recessed spotlights and extractor fan to ceiling.

**Outside**

The property occupies a lovely position towards the end of a private driveway and pleasing aspect towards a local brook. The property has a double width tarmacadam driveway with lawn gardens to side, outside lighting point.

From the driveway access is given to:

**Garage**

15'3 max x 8'0

Having up and over door, fitted power and light, wall mounted gas fired central heating boiler.

Gated pedestrian side access then leads to the property's:

**Landscaped rear gardens**

Having Indian sandstone paved patio, stoned sections, raised beds, lawn garden. The rear gardens are enclosed by fencing.

**AGENTS NOTE**

The vendors inform us there is a annual charge of £140 for the up keep of the development.

**Services**

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND D**

**Tenure**

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage services**

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**Referral fee disclaimer**

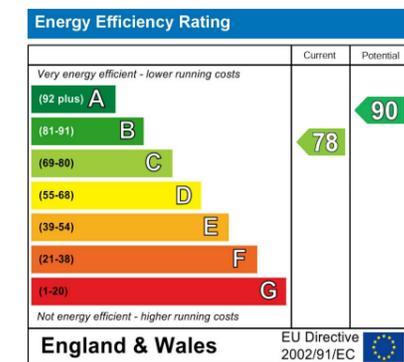
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**Disclaimer**

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



**FLOORPLANS**

