







Located in the sought after village of Thurston, this established three bedroom chalet offers spacious living close to excellent local amenities, including shops and a train station. The property features a generous sitting/dining room, a kitchen and a bright conservatory overlooking the rear garden. Outside, there is a garage, ample off-road parking and attractive gardens to the front and rear, making this a versatile home in a well-connected and popular village setting.



### Entrance Porch

Door to entrance hall.

### Entrance Hall

0' 0" x 0' 0" (0m x 0m)

Welcoming entrance hall with understairs cupboard and stairs to first floor. Radiator

### Cloakroom

7' 7" x 2' 7" (2.3m x 0.8m)

WC and wash basin. Window to rear aspect. Radiator

### Sitting/Dining Room

20' 4" x 11' 6" (6.2m x 3.5m)

Well-proportioned room with an inset electric fire with feature surround. Windows to front aspect and side aspect enjoying plenty of natural light. Radiators

### Kitchen

11' 10" x 7' 7" (3.6m x 2.3m)

A good range of wall and base, cupboard and drawer units, with ample work tops over. Inset sink and drainer. Built in electric oven with four ring gas hob and extractor fan over. Integral undercounter fridge and freezer and space for washing machine. Window to side and door opening to the conservatory. Radiator

### Conservatory

11' 10" x 8' 6" (3.6m x 2.6m)

Bright airy room enjoying views of the garden. French doors leading to the seating patio area. Radiator

### Bedroom 3

12' 2" x 8' 6" (3.7m x 2.6m)

Generous size room with window to rear aspect. Radiator

### Landing

Airing cupboard and radiator

### Bedroom 1

11' 10" x 10' 10" (3.6m x 3.3m)

Double room with fitted mirrored wardrobes. Eave's storage and window to front aspect. Radiator

### Bedroom 2

11' 10" x 7' 7" (3.6m x 2.3m)

Good size room with eaves storage and loft access. Window to rear aspect. Radiator

### Bathroom

8' 6" x 4' 11" (2.6m x 1.5m)

WC and pedestal wash basin. Bath with mixer taps. Window to rear aspect and radiator

### Outside

#### Front Garden

The property is approached via a shingle driveway leading to the garage where ample parking is available. A lawn area with mature tree, flower and shrub border and gate access to the rear.

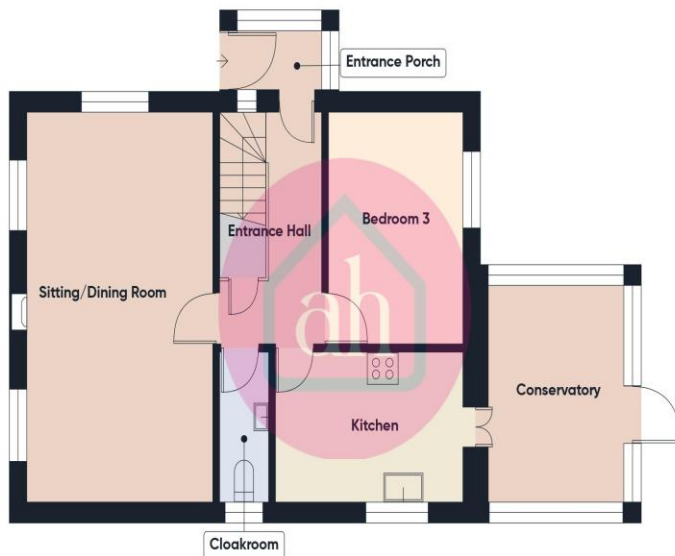
#### Rear Garden

Enclosed by mature trees and shrubs, this property boasts well maintained garden with an array of flowers, plants and shrubs that beautifully border the expansive lawn. A seating patio area and a pathway provides convenient access to the garage and the shed for storage.

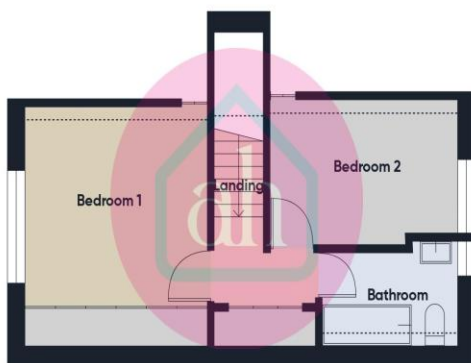
#### Garage

16' 9" x 9' 2" (5.1m x 2.8m)

Up and over door, power connected. Courtesy door to the garden



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

998 ft<sup>2</sup>

Reduced headroom

21 ft<sup>2</sup>

(1) Excluding balconies and terraces

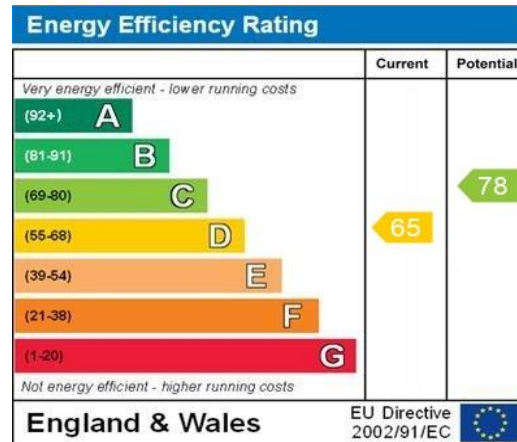
Reduced headroom

..... Below 5 ft

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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