



- An attractive double fronted, semi-detached natural stone village property
- Spacious lounge dining room having feature inglenook fireplace with log burner
- Attractive kitchen dining room overlooking garden and separate utility room
- Three decent sized bedrooms, attractive family bathroom, separate cloakroom
- Private west facing and fully enclosed rear garden with mature planting
- Private side drive measuring approx. 24 metres leading to a detached garage



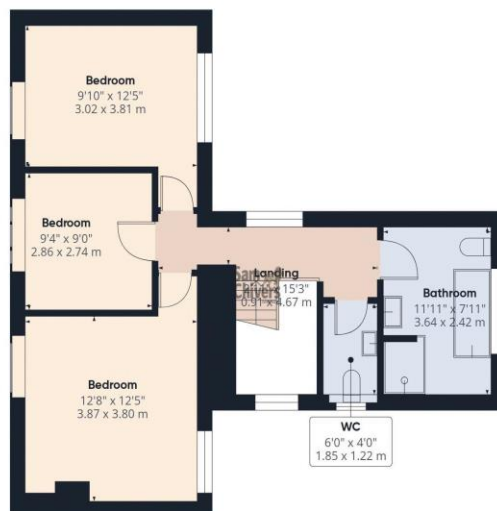
"A natural stone double fronted village home which enjoys an extremely private and sunny West facing garden, private side drive parking and garage".

The accommodation comprises entrance porch opening into a spacious lounge dining room with feature inglenook fireplace hosting a cast iron log burner, there is ample space for sofas and a large family dining table, this room enjoys lots of natural light with windows front and back. Inner hallway with window to side and half landing staircase rising to first floor. A sizeable kitchen breakfast room is located to the rear of the property with an extensive range of units, fitted appliances and view over the garden. From the kitchen there is access to a utility porch with door onto garden. On the first floor are three decent sized bedrooms, an attractive family bathroom with free standing roll top bath and separate shower enclosure. Also, off the landing is a separate w.c. with hand basin and window.

Outside to front is a small wall enclosed garden. To the side is a private drive measuring approx. 24 metres (it is essential to know that there is no access off the drive to pass over the adjoining neighbour's driveway). The private drive leads to a decent size detached garage with power and lighting. The rear garden is fully enclosed, level and has mature planting bordering a lawn and patio. Side door access to garage and gated access to driveway.

Tenure: Freehold. **Council Tax Band:** D.





Floor 1 Building 1

Approximate total area^m

1424 ft²
132.1 m²

Reduced headroom

6 ft²
0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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