



- Home office area
- Playroom room/sofa room
- Ideal location for Norton Hill Senior School
- Popular Cul-De-Sac
- Garage and Driveway opposite



Need an extra bedroom, home office and playroom? This 4 bedroom home could be perfect for your growing family with accommodation comprising of entrance reception area with handy ground floor cloakroom, lounge dining room with window to front enjoying a quiet aspect. Double doors opening into a room which could be a home office, playroom, or garden lounge, with patio doors onto garden. From the lounge a door leads into a room with French doors opening onto the garden, currently used a snug lounge but could be a dining room or playroom. There is a fitted kitchen with a good range of units, a window onto garden, door to side and door into a small utility area with shelving. On the first floor are four bedrooms, the main bedroom has its own dressing area, there further double bedrooms and family bathroom. Outside and to the front of the property is a pedestrianised, lawned area making this a quiet location with no passing traffic, the front garden is level and enclosed by a low-lying wall. Side path and gate leads into a fully enclosed and private lawn garden with patio area. There is a garage adjacent to the property with parking in front.

Tenure: Freehold

Council Tax Band: C





www.samchiversproperty.co.uk



Sam Chivers Estate Agents



@samchiversestateagents



@samchiversproperty



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide independent mortgage and conveyancing recommendations should you require such a service. Please contact our office on 01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.