

oakheart



£335,000

Offers In The Region Of
Vicary Estate, Assington



Situated in the heart of the highly desirable and picturesque village of Assington, this beautifully presented three-bedroom semi-detached home combines peaceful rural surroundings with comfortable modern living.

The property is approached via a lawned front garden, with a shared driveway running along the side providing access to off-road parking and the garage. Entry is via a welcoming entrance hall with stairs rising to the first floor. The contemporary kitchen/diner is fitted with a range of

base and wall units complemented by timber work surfaces, an integrated oven, four-ring induction hob, tiled splashbacks, inset ceramic sink with stainless steel mixer tap, and space for additional appliances. The spacious living room extends the full depth of the property, benefitting from an abundance of natural light and bi-fold doors that open onto a paved terrace, seamlessly connecting the indoor and outdoor living spaces.

Upstairs, the property offers three bedrooms. Two well-proportioned

double bedrooms are positioned to the front of the home, while a third single bedroom sits to the rear and enjoys pleasant views over the garden. The family bathroom comprises a panelled bath with shower attachment over, a low-level WC, and a wash hand basin.

The westerly facing rear garden begins with a generous paved seating area, ideal for summer barbecues and outdoor entertaining. This leads onto a substantial lawn, offering an excellent space for keen gardeners and families alike.

Call Oakheart today to arrange your viewing!



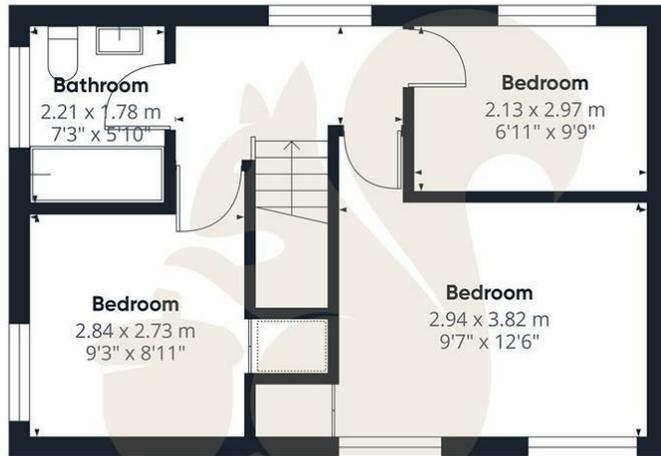








Ground Floor



Floor 1



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Approximate total area⁽¹⁾
75.1 m²
808 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	67	75
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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