



**Dabinett Drive, Sandford**

**£399,950**



**debbie fortune**

ESTATE AGENTS

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**Bedrooms: 3**

**Bathrooms: 2**

**Receptions: 1**

This attractive light and airy three bedroom detached house occupies a convenient position within the popular Russet Copse development in Sandford, close to the well regarded local Primary School, local village store and the renowned Thatchers-owned and run village pub 'The Railway Inn'.

Arriving at the property the striking pink façade gives a wonderful first impression, with the house set against the backdrop of the wooded hillside of the Mendips. Entering the property into the welcoming entrance hallway, there is a handy cloakroom to the right hand side and stairs rising in front of you to the first floor, and under the stairs is a large storage cupboard which is accessible via the kitchen. To the left of the hallway is a lovely dual aspect sitting room which is bathed in natural light from its south facing windows, which includes French doors that open out to a delightful sun terrace and the garden, adding further character and convenience to the room. All of the windows are fitted with smart colonial styled shutters.

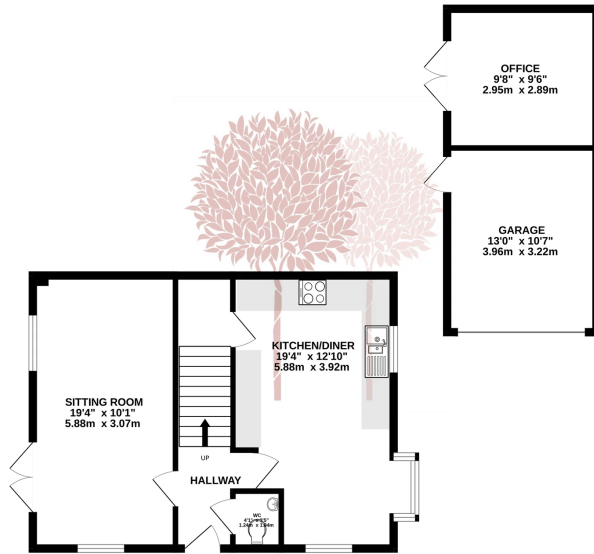


Moving onto the first floor you will find three bedrooms and a modern family bathroom, including a lovely dual aspect master bedroom, complete with its own well appointed shower room. Outside, the property is blessed with a welcoming south facing garden which is incredibly private, along with a single garage which has been part-converted to create a work-from-home office or gym, with French doors to the garden. The garden has been much improved by the current owners who have created a delightful space to relax and take in the lovely southerly aspect. There is a smart sun terrace with stone chipped borders (the perfect space for al-fresco dining and sunbathing), a maturing flower bed interspersed with small trees and shrubs, as well as a handy shed to the rear of the garage and a wonderfully positioned summerhouse. The rear of the garage has been recently converted into an ideal work-from-home office which could also be utilised as a home gym or even an occasional guest bedroom. The remaining portion of the garage is plenty big enough for storing bikes, car parts, outdoor equipment etc and there is plenty of off-street parking in front of the garage.

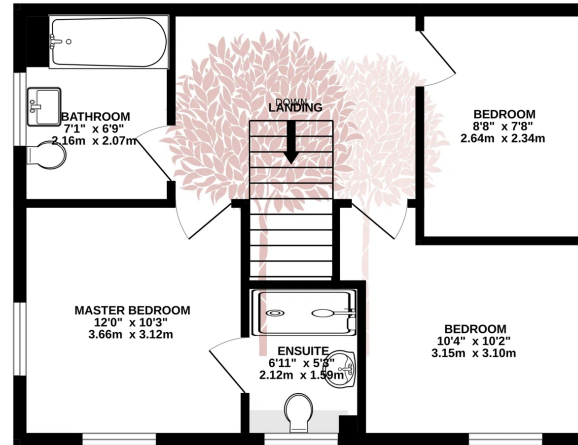
**We have noticed...** If you are looking for a smart modern home with a stylish contemporary interior, look no further. This beautifully presented family home is situated on a quiet, recently constructed, exclusive estate and offers a discerning buyer the chance to purchase a fabulous home in show home condition to simply unpack your bag and start living!



GROUND FLOOR  
740 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



**Situation:** Sandford is a convenient and highly favoured village nestled in the beautiful North Somerset countryside. It is well served by local facilities, including a church, village store with a café, primary school ([www.sandfordprimary.org](http://www.sandfordprimary.org)) which has recently had an outstanding 'Ofsted' report, and a recently redeveloped pub and restaurant. Secondary schooling is available at nearby Churchill Academy and Sixth Form Centre ([www.churchill.n-somerset.sch.uk](http://www.churchill.n-somerset.sch.uk)) which has recently been awarded 'Outstanding' by Ofsted and also benefits from a modern sports complex. There are excellent private schools available in the area at Bristol, Wells, The Downs at Wraxall and the popular Sidcot School, which is just a few minutes drive away. The countryside around is well known for its beauty, with a host of country activities available in the area including riding, sailing, dry skiing, fishing and country walks. A range of shopping facilities are available in nearby Winscombe with more comprehensive facilities available at Weston-super-Mare and of course Bristol. Indeed, Sandford is within commuting distance of the City of Bristol and the seaside town of Weston-super-Mare and there is access to the motorway network at Clevedon (junction 20) and St. Georges (junction 21). There is an international airport at Lulsgate and access to a mainline railway station at Yatton.

**Directions:** Travelling through Sandford on the A368 from Churchill traffic lights, pass GAB on the right hand side and on the right hand side you will find a turning for Dabinett Drive with number 17 being on your left hand side. What3Words: [///sprinkler.purse.paper](https://www.what3words.com/sprinkler.purse.paper)

**Material Information:** This property operates on gas central heating. Management fees apply, please call for more information. Council tax band: D EPC Rating: B

