



- An extended village property enjoying a quiet location
- Spacious lounge with window to front, gas central heating
- Kitchen dining room with door and window onto garden
- Separate utility room, handy w.c. and door to carport
- Four bedrooms and family bathroom, double glazing
- Enclosed south facing garden, integral car port & separate garage



"An extended village home which enjoys a quiet and tucked away position with lots of space on offer, a sunny private garden, garage and integral car port".

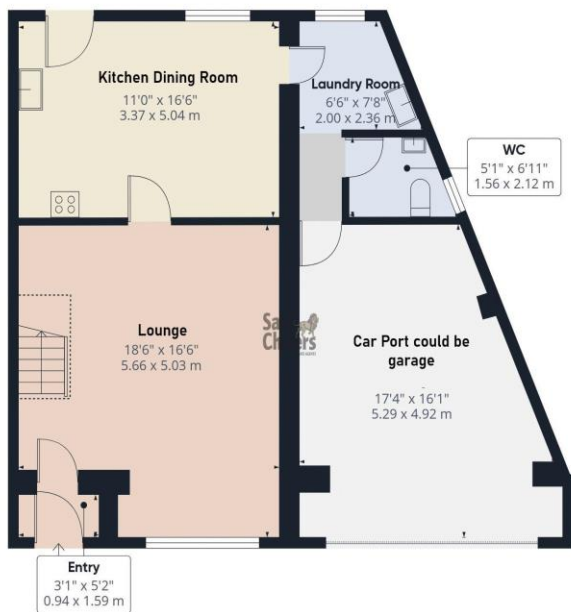
The accommodation comprises an entrance lobby opening into a spacious lounge with window to front. There is a kitchen dining room to rear with door and window onto garden. Separate utility room and w.c., door into carport. On the first floor are four bedrooms and a family bathroom. Gas central heating and double glazing.

Outside to front a gravelled private road provides access to all three houses in this terrace. To the rear is a fully enclosed south facing garden laid to patio and lawn, with a lovely sunny aspect. There is a row of garages in a block to the front of the terrace with parking for one car in front, power, and lighting. The car port has power and lighting, and the private drive provides parking for several cars, bordered by a lawn.

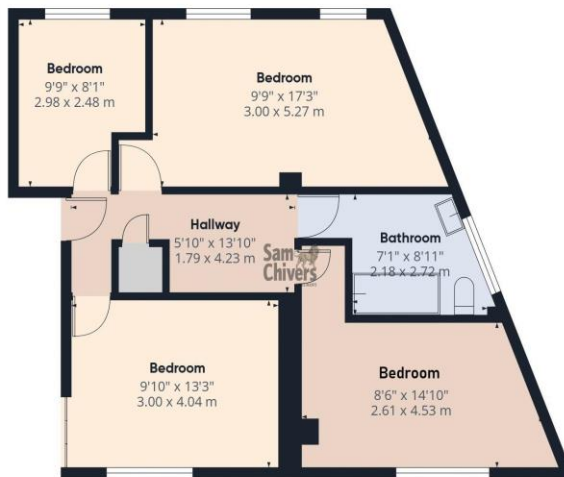
AGENTS NOTE: The house is located next to the BT telephone exchange building and therefore does not create any sound pollution. The gravelled area immediately to the front of the car port is dedicated to turning space for the terrace. There is a children's play park and sports field just a minute walk from the house without need to cross any roads, making this the perfect family home.

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





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
 1667 ft²
 154.9 m²
 Reduced headroom
 16 ft²
 1.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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