



01947 601301



FERNLEA, 2 THE AVENUE, SLEIGHTS

5 BED SEMI-DETACHED HOUSE



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PROPERTY FEATURES

- Semi-Detached Villa with Rural Views
- Contemporary interiors with high ceilings and period features
- Light-filled Lounge with a Fireplace
- Modern Kitchen with Adjoining Dining Room
- 5 Bedrooms with 2 En-Suites & Family Bathroom
- Tiered Garden with Sheltered Terrace & Garage

Type: SEMI-DETACHED HOUSE

Availability: FOR SALE

Bedrooms: 5

Bathrooms: 3

Reception Rooms: 2

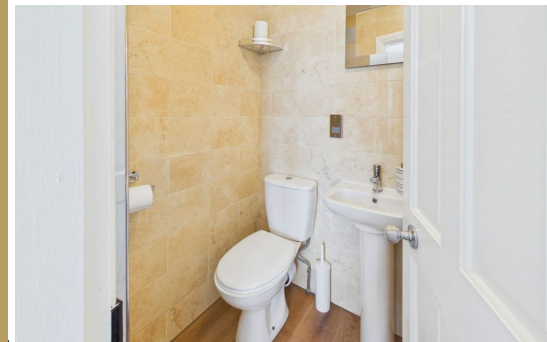
Parking: GARAGE

Outside Space: GARDEN, TERRACE

Tenure: FREEHOLD

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FERNLEA, 2 THE AVENUE, SLEIGHTS- 5 bed Semi-Detached House -£350,000



Hope & Braim are delighted to present Fernlea on The Avenue in Sleights to the market. With its distinctive roofline and whitewashed façade, this substantial villa has real curb appeal and inside is equally impressive with contemporary interiors and period features. The property sits on an elevated plot that affords views of the surrounding countryside from most of the rooms, including the impressive glass balcony off the master bedroom. Downstairs there is a spacious lounge at the front of the house that has an attractive fireplace and a large Bay Window that floods the room with natural light. At the back there is a sleek modern kitchen with high gloss cabinets and an exposed brick inglenook with a recess for the cooker. A large opening links the kitchen to the separate dining room that space for a dining table with seating for ten, plus there is also a useful utility room. Upstairs there are five bedrooms, comprising two doubles, three twins, with the two doubles having their own en-suites, plus a luxurious family bathroom with a free-standing bath. Outside there are tiered gardens with a path leading up to the front door and a garage, whilst to the rear is a sheltered terrace with outside seating and access to Coach Road at the back. Fernlea is currently a successful holiday let and can be sold fully furnished and with forward bookings but would also be suitable for a large family as a permanent home.

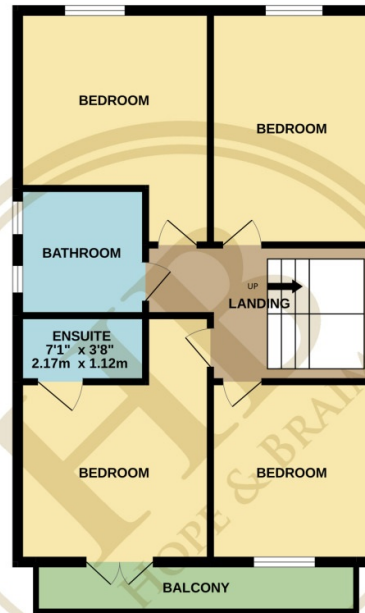


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GROUND FLOOR
661 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR
608 sq.ft. (56.4 sq.m.) approx.



2ND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1692 sq.ft. (157.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs	A		
75-92	B		
69-80	C		
63-68	D		
55-62	E		
48-54	F		
35-47	G		
Worst energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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