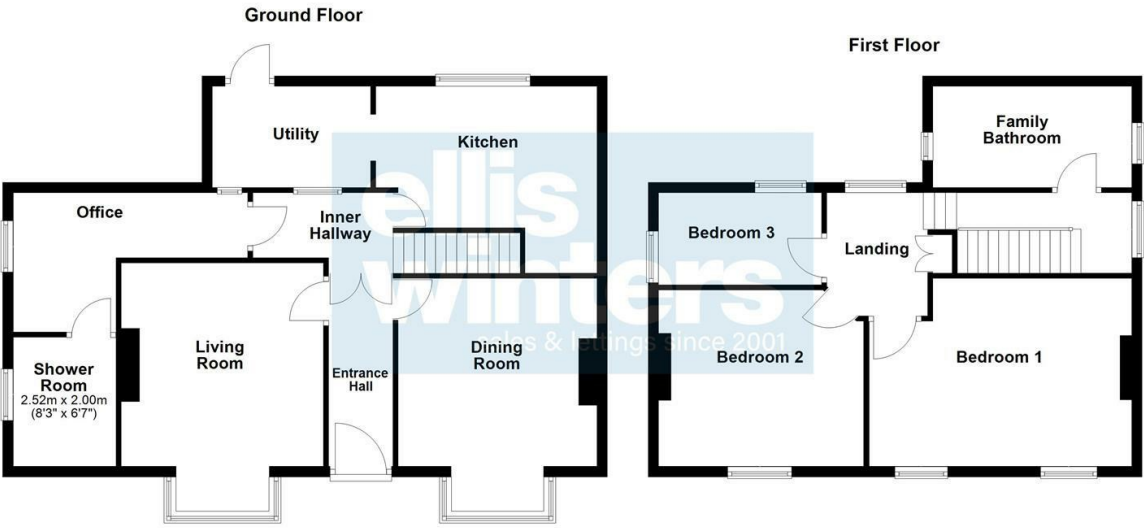




Ground Floor

Entrance

Dining Room  
3.88m (12'9") x 3.67m (12')

Living Room  
3.96m (13') x 3.95m (12'11")

Double door, door to:

Inner Hallway  
2.73m (9') x 1.57m (5'2")

Office/4th Bedroom  
2.00m (6'7") x 1.28m (4'2")

Shower Room  
2.52m (8'3") x 2.00m (6'7")

Kitchen  
4.31m (14'2") x 3.64m (11'11")

Utility  
3.09m (10'2") x 1.97m (6'6")

Stairs, open plan.

First Floor

Bedroom 1  
5.13m (16'10") x 3.67m (12') max

Bedroom 2  
4.00m (13'1") x 3.44m (11'3") max

Bedroom 3  
3.18m (10'5") x 1.81m (5'11")

Landing

Family Bathroom  
3.88m (12'9") x 1.97m (6'6")

Outside

The front of the property is laid to lawn, with a small picket fence to the front of the boundary line on either side of the main pathway to the entrance. There is allocated off-road parking to the left of the property. The rear garden is mainly laid to lawn with a raised patio seating area. There are mature beds and trees surrounding the garden.

**FURTHER INFORMATION**

Deposit: £2,076  
Council Tax Band: F  
EPC rating: D  
Minimum household income required to pass referencing: £54,000

**Disclaimer**

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith, but should be independently verified

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 and potential buyers/tenants are advised to recheck the measurements

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PROPERTY SUMMARY

A beautifully presented and generously proportioned three-bedroom detached home, ideally situated within the highly sought-after village of Houghton. Offering over 1,600 sq ft of versatile living accommodation, this impressive property perfectly combines space, comfort, and location.

The ground floor boasts two substantial reception rooms, providing excellent space for both relaxing and entertaining, alongside a versatile office which could easily serve as an additional bedroom if required. The property further benefits from two well-appointed bathrooms, one of which is a modern shower room, ensuring convenience for modern family living.

Externally, the home boasts a private rear garden, perfect for outdoor dining and leisure, as well as off-street parking.

Positioned within a desirable village setting, the property is perfectly placed to enjoy scenic river walks while still being within easy reach of local amenities.

Available from mid-July, this fantastic home is offered with a deposit of £2,076.

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