



- An extended, semi-detached family home occupying a large level plot
- Feature kitchen dining room with patio doors to garden, separate utility with shower room
- Light and airy lounge with windows front and rear, gas central heating
- Three decent sized bedrooms and family bathroom, shower over bath
- A good sized, West facing lawned garden with summer house
- Extensive private driveway parking for several vehicles



"An extended semi-detached home occupying a surprisingly large level plot with a sunny and private West facing garden".

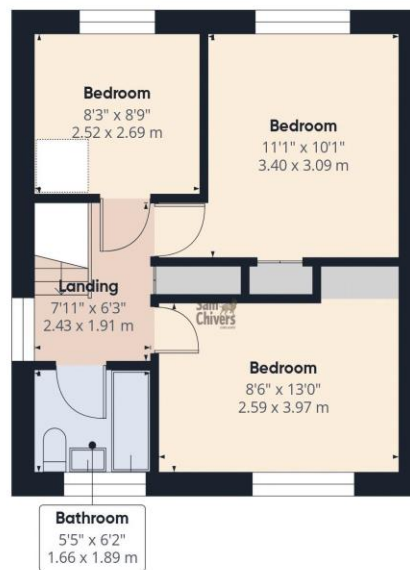
The accommodation provides an entrance porch opening into the main entrance hallway with staircase rising to first floor, understairs cupboard and door opening into a feature kitchen dining room with a range of fitted units, solid oak worktops, window, and patio doors onto garden. There is a light and airy lounge with windows to front and rear. Further on the ground floor is a second entrance hallway with door to utility / shower room and w.c., also a door into the kitchen dining room. On the first floor are three good sized bedrooms and family bathroom with shower over bath. Gas central heating and double glazing.

Outside to front is an extensive private drive. To rear a large sunny, west facing garden with lawn, patio, summer house and discreet storage area.

This property makes for a great family home being well placed for easy access to regular public transport, the village primary school with its swimming pool and the village centre where a selection of local shops can be found. The village is served with a doctor's surgery combined with a pharmacy, veterinary surgery, dentist and many sport clubs. Open countryside is also just a five-minute walk.

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





Approximate total area⁽¹⁾
1068 ft²
99.1 m²

(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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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