





**Offers in Excess of  
£675,000**

Situated in a desirable village location offering easy access to local amenities and school this four bedroom detached family home is welcomed to the market with accommodation including; open plan kitchen/dining room, study, en suite and garage with driveway parking.

# Property Description

## **ENTRANCE PORCH**

Door to:

## **ENTRANCE HALL**

Stairs rising to first floor. Door to study, radiator.

## **CLOAKROOM**

Low level w.c, wash hand basin, radiator.

## **LOUNGE**

Two double glazed windows to side aspect. Double glazed double doors to rear, two radiators.

## **STUDY**

Double glazed window to front aspect. Radiator.

## **KITCHEN/DINER**

Double glazed window to front. Double glazed double doors to rear aspect. A range of wall mounted and floor standing units with work surface over. One and half bowl stainless steel sink with mixer tap, integrated dish washer, space for fridge freezer, built in oven and hob with extractor fan over.

## **UTILITY**

Double glazed door to rear. Free standing units with work surface over. One and half bowl stainless steel sink with mixer tap, plumbing for washing machine, wall mounted gas boiler, radiator.

## **LANDING**

Access to loft space via ladder. Airing cupboard with water cylinder, radiator.

## **BEDROOM ONE**

Double glazed window to front aspect. Door to en-suite, radiator.

## **BEDROOM TWO**

Double glazed window to front aspect. Built in wardrobes, radiator.

## **BEDROOM THREE**

Double glazed window to rear and side aspect. Radiator.

## **BEDROOM FOUR**

Double glazed window to rear. Built in wardrobes, radiator.

## **BATHROOM**

Double glazed frosted window to side aspect. Tiled shower cubicle, panelled bath with mixer tap, low level w.c, wash hand basin, heated towel rail.

## **GARAGE**

Up and over door, power and light, hardstanding parking for three cars.

## **FRONT GARDEN**

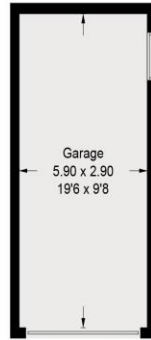
Flower and shrub beds, lawn area, path to front door.

## **REAR GARDEN**

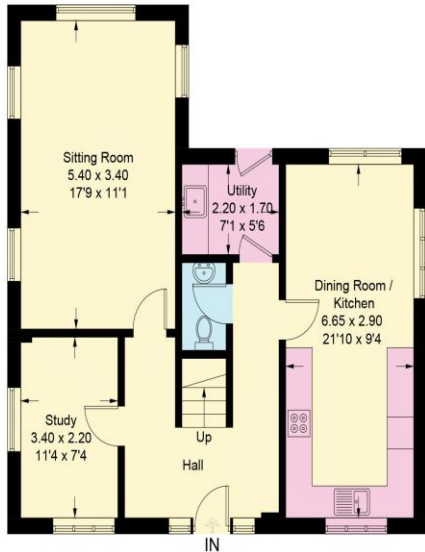
Mainly laid to lawn, patio area, cold water tap, gated side access, flower beds, enclosed by brick walling and fence, personal door to garage, outside lights, external power sockets.



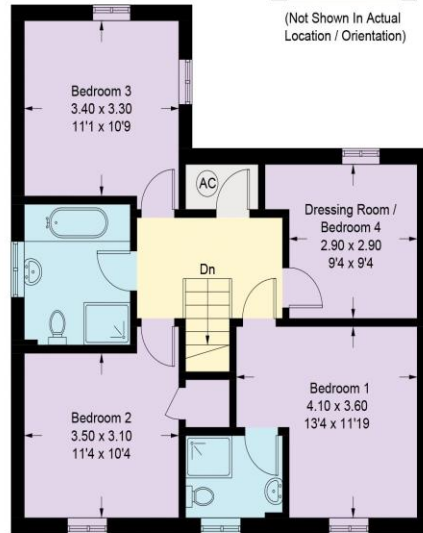
## Chapel Drive



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

**Approximate Total Area**  
 1480 sq ft / 137.5 sq m  
 Garage = 184 sq ft / 17.1 sq m  
 Total = 1664 sq ft / 154.6 sq m

This plan is for layout guidance only.  
 Not drawn to scale unless stated.  
 Windows and door openings are approximate.  
 Whilst every care is taken in the preparation of this plan,  
 please check all dimensions,  
 shapes and compass bearings before  
 making any decisions reliant upon them. (ID1299047)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents