



- An impressive and immaculately presented detached family home
- Spacious lounge with bay window to front with pleasant view
- Feature kitchen dining room onto garden and utility room
- Home office, handy ground floor toilet, gas ch and double glazing
- Four double bedrooms, ensuite shower room and family bathroom
- Private drive, garage, decent sized garden with timber studio



"An immaculately presented and impressive detached family home benefitting from a home office, feature kitchen dining room, good size private garden and side drive to garage".

Offered for sale with no onward chain!

The accommodation which is arranged over two floors comprises a central entrance hallway with handy ground floor toilet and doors to all rooms. There is a spacious lounge with bay window to front. Feature kitchen dining room providing a good range of units with integrated appliances, the dining area has ample space for a family dining table, patio doors onto the rear garden. Separate utility with door to garden.

On the first floor are four double bedrooms, the main bedroom enjoys and ensuite shower room and the family bathroom boasts a panelled bath and separate shower enclosure. Gas central heating and double glazing.

Outside to front is a shrub garden, to side a tandem private drive leading to the garage which has power and lighting. Gated access leads into a surprisingly large and level garden with artificial lawn, patio, and pergola with a minimal maintenance demand. Timber garden studio with power and lighting. Annual Management fee of £321.00 for grassed areas and pavements. **Tenure:** Freehold. **Council Tax Band:** F





Approximate total area⁽¹⁾
1752 ft²
162.7 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		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.