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Asking Price £369,950



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Council Tax Band: D**

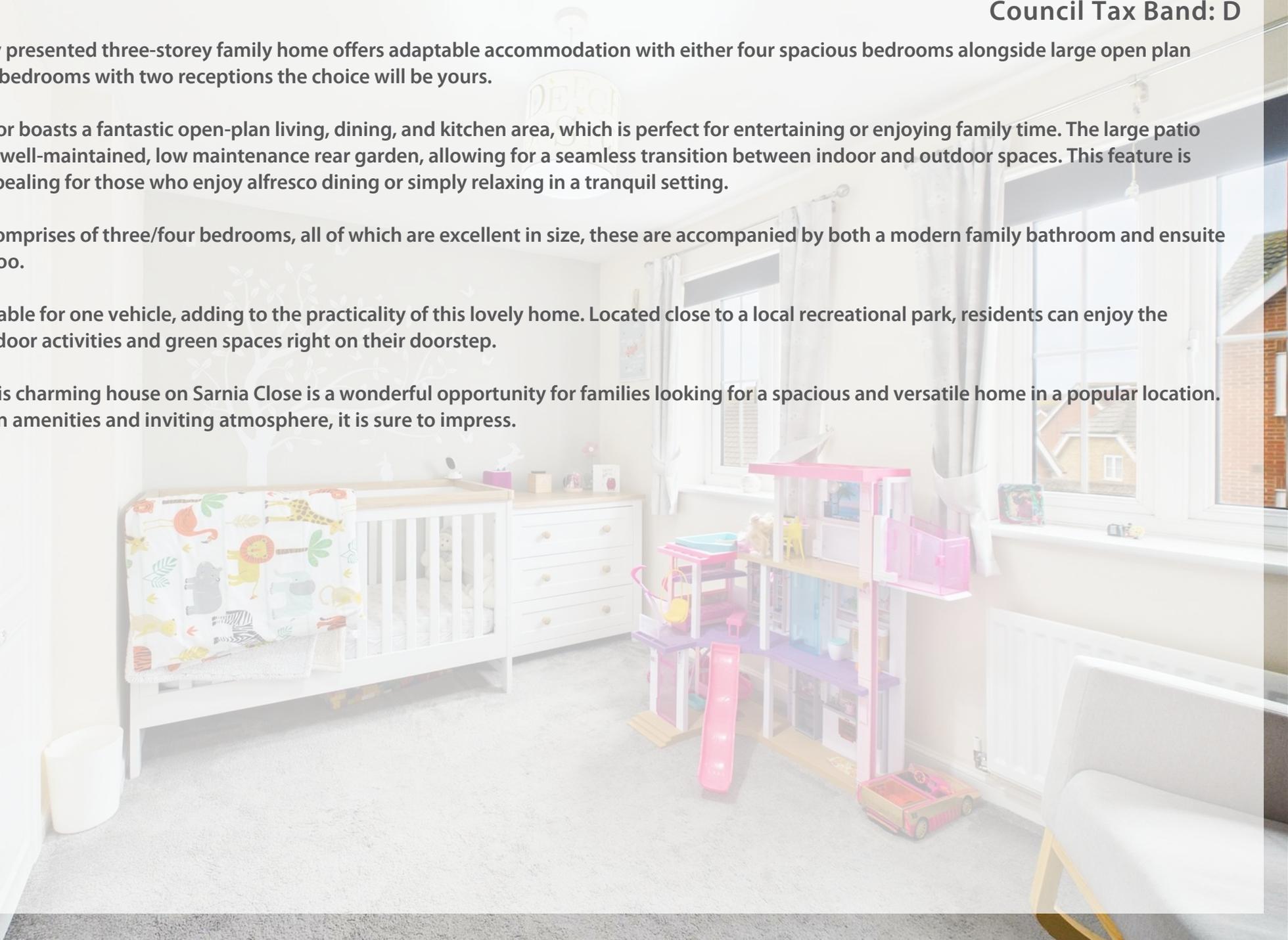
This beautifully presented three-storey family home offers adaptable accommodation with either four spacious bedrooms alongside large open plan living, or three bedrooms with two receptions the choice will be yours.

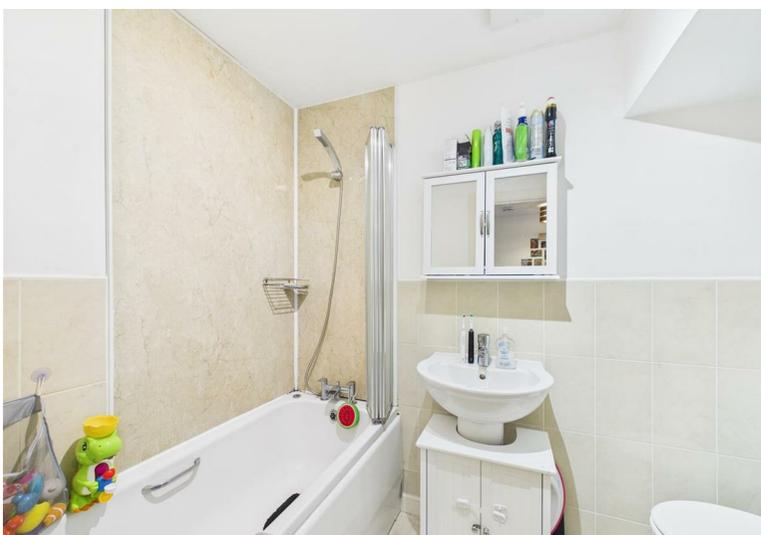
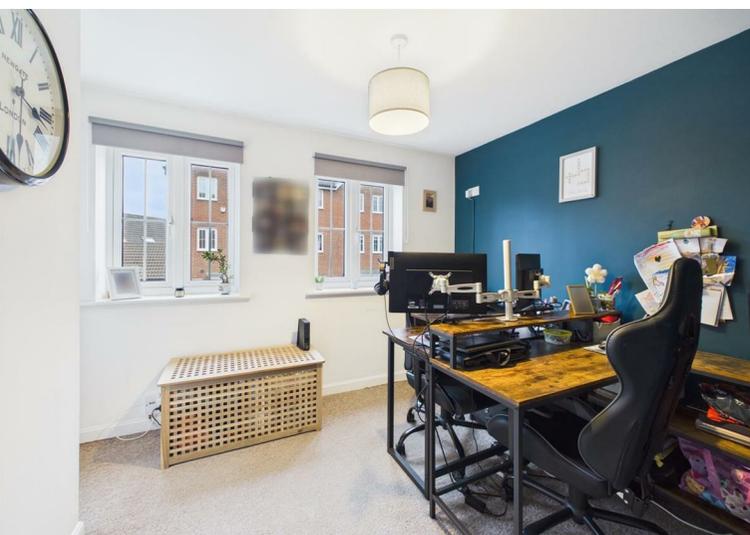
The ground floor boasts a fantastic open-plan living, dining, and kitchen area, which is perfect for entertaining or enjoying family time. The large patio doors lead to a well-maintained, low maintenance rear garden, allowing for a seamless transition between indoor and outdoor spaces. This feature is particularly appealing for those who enjoy alfresco dining or simply relaxing in a tranquil setting.

The property comprises of three/four bedrooms, all of which are excellent in size, these are accompanied by both a modern family bathroom and ensuite shower room too.

Parking is available for one vehicle, adding to the practicality of this lovely home. Located close to a local recreational park, residents can enjoy the benefits of outdoor activities and green spaces right on their doorstep.

In summary, this charming house on Sarnia Close is a wonderful opportunity for families looking for a spacious and versatile home in a popular location. With its modern amenities and inviting atmosphere, it is sure to impress.





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1264 ft²

117.4 m²

Reduced headroom

5 ft²

0.4 m²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 5 ft/1.5 m

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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