



01947 601301



29 BIRCH GROVE, SLEIGHTS

4 BED DETACHED HOUSE



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PROPERTY FEATURES

- Detached House with a Large Garden
- Open Plan Kitchen/Diner with Integrated Appliances
- Lounge with Log Burner & Picture Window with Views
- 4 Bedrooms, 1 Bathroom & Downstairs WC
- Gas Central Heating & Double-Glazing Throughout
- Garage & Ample Off-Street Parking
- Rear Garden with Outdoor Shelter & Terrace
- Close to Village Amenities including Primary School, GP Surgery & Pubs

Type: **DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **4**

Bathrooms: **1**

Reception Rooms: **1**

Parking: **GARAGE**

Outside Space: **GARDEN**

Tenure: **FREEHOLD**

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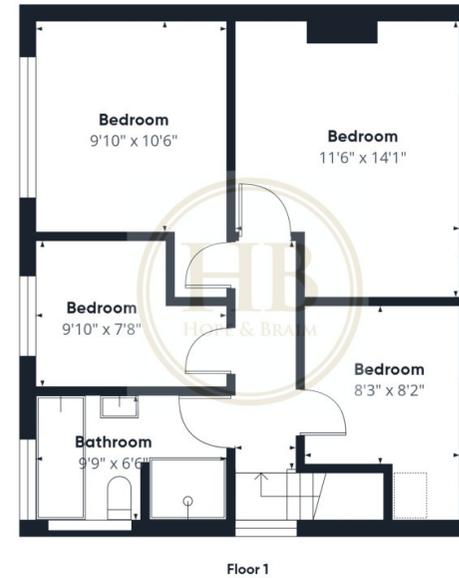
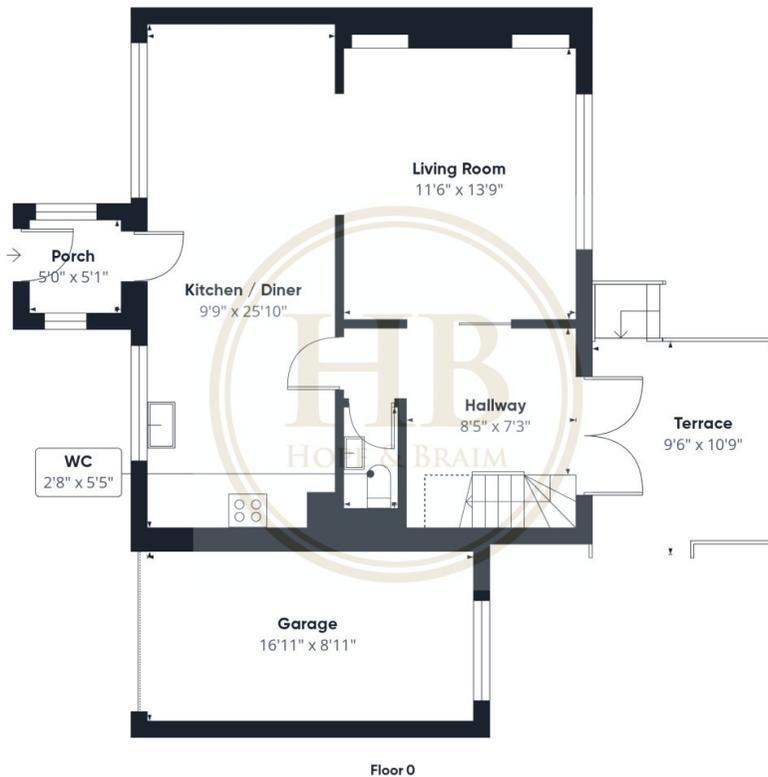
29 BIRCH GROVE, SLEIGHTS- 4 bed Detached House -£400,000



A Superb Family Home with Garden & Views in a Well-Connected Village Setting Hope & Braim are delighted to present this impressive, detached family home, offering generous and versatile accommodation set within an attractive plot with outstanding views, a large rear garden, and a garage with ample off-street parking. The property is immediately striking from the kerb, with sharp rendered facades and a handsome timber-clad porch providing excellent first impressions. To the ground floor, the centrepiece is a well-appointed open plan kitchen and dining room fitted with integrated appliances, creating a bright and sociable hub for the household. The lounge is a particular highlight, featuring a log burner for warmth and atmosphere, alongside a picture window that frames the views beyond to excellent effect. A downstairs WC completes the ground floor arrangement. To the first floor, four well-proportioned bedrooms offer comfortable accommodation suitable for a growing family, served by a well-appointed family bathroom. Practical credentials are equally strong: gas central heating with underfloor heating downstairs and double-glazing are installed throughout, ensuring year-round comfort and energy efficiency. The garage has an electric door, plus generous off-street parking provision are a valued addition. Externally, the property comes into its own. A neatly laid artificial lawn to the rear requires minimal upkeep and an outdoor shelter and terrace provides an excellent space for entertaining and outdoor dining through the warmer months. There is also an area to the front that could be developed into an allotment or used as additional outdoor storage. The village location is ideally placed for families, with a primary school, GP surgery, and public houses all within easy reach.



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Approximate total area⁽¹⁾
1216 ft²

Balconies and terraces
111 ft²

Reduced headroom
13 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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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Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

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We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property.

Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

