





£580,000

Offered with no upper chain this spacious detached property boasts flexible generous accommodation over two floors and briefly comprises, downstairs cloakroom, spacious L shaped lounge dining room leading into a well appointed kitchen with separate utility room, there is goodsized study and fourth bedroom with walk in shower/wet room. To the first floor can be found three double bedrooms and a four piece family bathroom. With lovely enclosed gardens, driveway parking and the addition of solar panels, all adding up to make a wonderful family home located in this sought after location close to popular schools for all ages and within walking distance to local shops and amenities.

Property Description

Entrance

Part glazed hard wood front door set within a covered storm porch.

Entrance Hall

Cloaks storage cupboard, radiator, wood flooring.

Cloakroom

With a low level WC, wash hand basin, tiled splash backs, double glazed window, radiator, shaver point.

Study

Double glazed window to the front, radiator.

Lounge/Diner

Set in two defined areas, stairs to the first floor, feature fireplace and surround, two radiators, wall light points, wood flooring, double glazed sliding doors to the rear garden.

Dining Area

Double glazed window to the rear, radiator, wall light points, wood flooring.

Kitchen

Fitted with a range of base and eye level storage units, work surface areas, inset one and a half bowl sink unit with mixer tap set below a double glazed window to the side, plumbing and space for a dish washer, gas and electric cooker points with canopy extractor hood over, tiled surrounds, recessed spot lighting.

Utility Room

Fitted with a range of base and eye level storage units, work surface areas with inset single drainer sink with mixer tap, tiled surrounds radiator, double glazed door to the side.

Family Room/ Bedroom Four Double glazed door to the side, sky light, storage units, walk in storage/boiler cupboard with wall mounted gas boiler, radiator and gas meter. Door to the garage.

Shower Room

A full wet room with wash hand basin set in a vanity unit with cupboard below, walk in shower, heated towel rail, extractor fan, shaver point.

First Floor Landing

Stairs rise and turn to a galleried landing, access via pull down ladder to the loft, door to airing cupboard housing hot water tank.

Bedroom One

Double glazed window to the front, radiator, built in wardrobes and range of fitted bedroom furniture.

Bedroom Two

Double glazed window to the rear, radiator, built in wardrobes, eaves storage cupboard.

Bedroom Three

A dual aspect room with double glazed windows to both the front and rear, radiator, built in wardrobes.

Family Bathroom

A four piece suite comprising a low level WC and wash hand basin with mixer tap set in a vanity unit and surround with cupboard below, panel bath with mixer tap and shower attachment, tiled shower cubicle, heated towel rail, radiator, double glazed window to the side, shaver point, linen cupboard.

Garage

N.B. The garage has been part converted to provide the fourth bedroom, up and over door, power and lighting, sky light.

Front Garden

With a block paved driveway leading to the garage, lawn area with established flower beds, EV charging point and outside light.

Rear Garden

A feature of the property is the enclosed private rear garden with full width decked area, laid mainly to lawn with established well stocked surrounding borders, outside lights, gated access to both sides, outside cold water tap.



St. Agnells Lane

Approximate Total Area
1764 sq ft / 163.9 sq m
(Including Eaves)

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. (ID1309704)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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