



- An extended semi-detached family home in a lovely location
- Lounge with feature fireplace and double doors into kitchen
- Spacious kitchen dining room, study / playroom and conservatory
- Separate utility room and handy groundfloor cloakroom
- Three bedrooms and shower room, gas central heating
- Private drive leading to garage and fully enclosed garden



"An extended semi-detached home situated in a highly regarded residential location and enjoying a level Riverside walk into the town centre and easy access to schools. Open countryside and a children's playpark are just a few minutes' walk from the property".

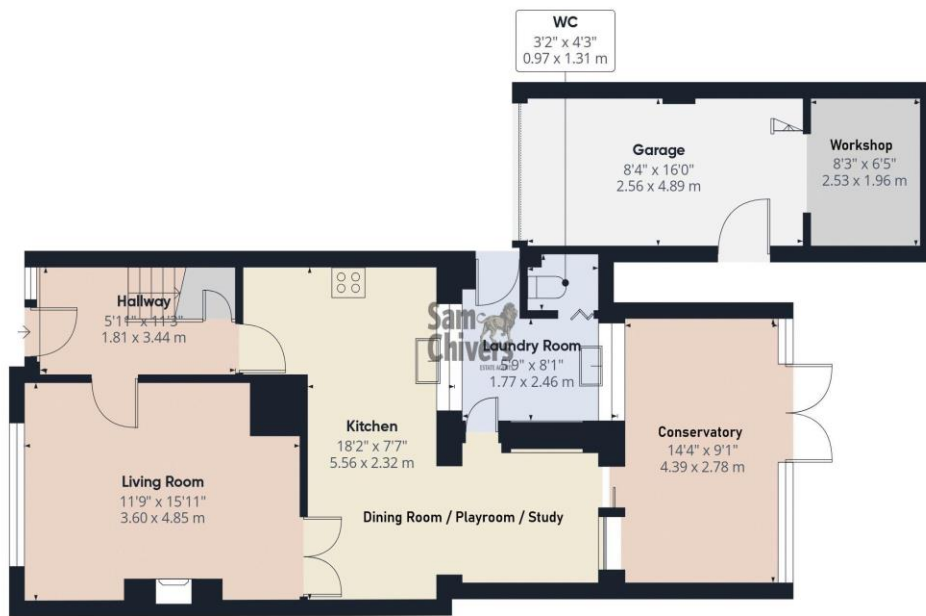
The property is offered for sale with no onward chain.

The accommodation comprises storm porch opening into the entrance hallway with staircase rising to first floor and doors to lounge and kitchen. There is a feature gas fire, a large picture window to front with sunny aspect and double doors into the kitchen. The rear ground floor has been extended and now boasts a fitted kitchen with a good range of units and integrated appliances, opening into a spacious dining area which also provides natural space for a home office and or playroom. Separate utility room with handy ground floor cloakroom and door to car port. Conservatory with doors onto the garden. On the first floor are three bedrooms and a shower room. Gas central heating and double glazing.

Outside to front is a lawn garden enclosed with a mature hedge. To side is a lengthy private drive with car port leading to the garage which has power lighting and a door to rear into garden. The rear garden is fully enclosed with much privacy. The property is offered for sale with no onward chain.

Tenure: Freehold. **Council Tax Band:** C.





Floor 0



Floor 1

Approximate total area⁽¹⁾
1296 ft²
120.2 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		
81-91	B		
69-80	C		79 C
55-68	D	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.