



- A large extended family home with extremely flexible accommodation
- Spacious lounge with dining area, garden room and or study / playroom doors to garden
- Good size kitchen connecting to a dining room and or study / playroom French doors to garden
- Handy ground floor w.c., utility room, gas central heating, double glazing
- Four double bedrooms, large main bedroom, family bathroom
- Fully enclosed and private rear garden, adjacent garage with parking



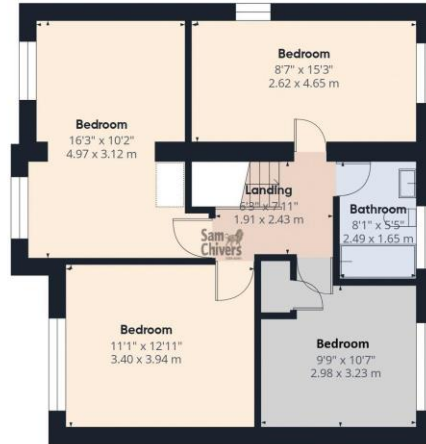
"An extended semi-detached family home located in a quiet and tucked position on this popular residential development, offering lots of space for the growing family, level walking distance to Norton Hill primary and secondary school, home office, private garden and garage".

The accommodation comprises an impressive entrance reception area with handy ground floor cloakroom. There is a lounge dining room with window to front enjoying a quiet aspect and double doors opening into a room which could be a home office, playroom, or garden lounge, with patio doors onto garden. From the lounge a door leads into a room with French doors opening onto the garden, currently used a snug lounge but could be a dining room, study or playroom. There is a fitted kitchen with a good range of units, a window onto garden, door to side and door into a small utility room with shelving. On the first floor are four bedrooms, the main bedroom has its own dressing area, there further double bedrooms, and family bathroom.

Outside and to the front of the property is a pedestrianised, lawned area making this a quiet location with no passing traffic, the front garden is level and enclosed by a low-lying wall. Side path and gate leads into a fully enclosed and private lawn garden with patio area. There is a garage adjacent to the property with parking in front.

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





Approximate total area⁽¹⁾
 1513 ft²
 140.6 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		83 B
69-80	C	72 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.