





**** IMPRESSIVE PLOT WITH COUNTRYSIDE VIEWS **** Architect design three bedroom semi detached property in the sought after village of Church Leigh. The property has been well maintained by the current owners and in brief offers an entrance porch through to a hallway, lounge with countryside views to the front and a sitting room/bedroom with doors onto the garden. Fitted breakfast kitchen with pantry, side porch with access to the front and rear and into the single garage. Ground floor bathroom with separate wc and a first floor shower room, to complete the first floor are two double bedrooms with wardrobes and both with amazing views. Located on over a 0.25 acre plot the property offers beautiful gardens to the front and rear, a long drive with a single garage. A VIEWING APPOINTMENT IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THIS PROPERTY.

PORCH

Upvc double glazed entrance door into the porch with upvc double glazed windows and a door into the hall.

ENTRANCE HALL

Stairs to the first floor, under stairs storage cupboard, two radiators, telephone point and doors to -

LOUNGE

Upvc double glazed window to the front elevation, radiator and a feature fireplace with gas fire and a wood surround.

DINING ROOM/BEDROOM

Double glazed patio doors on to the garden and a radiator.

KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric and gas hob with extractor. Plumbing and space for a washing machine and further appliance space. Upvc double glazed window to the rear, door to the pantry and to the side porch.

SIDE PORCH

Upvc double glazed doors to the front and rear gardens and door into the garage. There is also a door into the Kitchen with a combination lock.

BATHROOM

Panel enclosed bath, wash hand basin, radiator and upvc double glazed window.



WC

Low flush wc, radiator and upvc double glazed window.

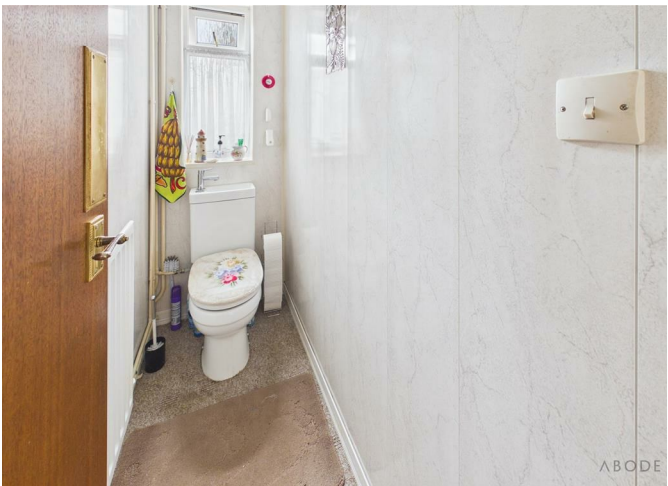
FIRST FLOOR LANDING

Sky light window, a storage cupboard.

BEDROOM

Upvc double glazed window with views over the countryside, radiator and wardrobes.







BEDROOM

Upvc double glazed window to the rear with views over the garden, wardrobe's and a radiator.

SHOWER ROOM

Double shower cubicle, wash hand basin, low flush wc, radiator and upvc double glazed window and a walk in airing cupboard.

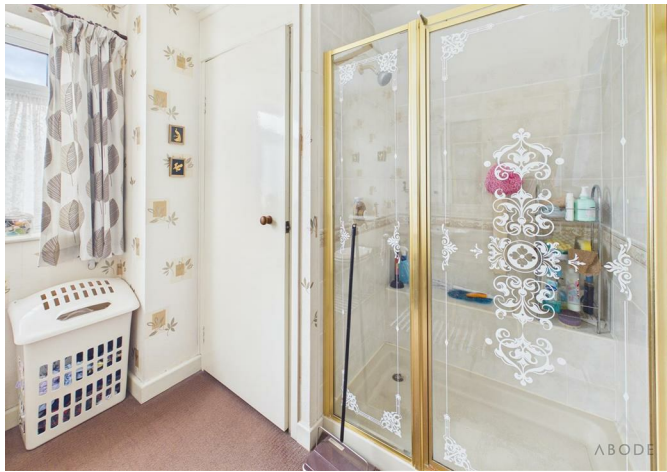
OUTSIDE

The front of the property there is a lawn and long drive widening to the top providing ample parking space. The rear garden offers an extensive lawn, seating areas and mature trees, fruit trees and shrubs. Two sheds and a greenhouse.

GARAGE

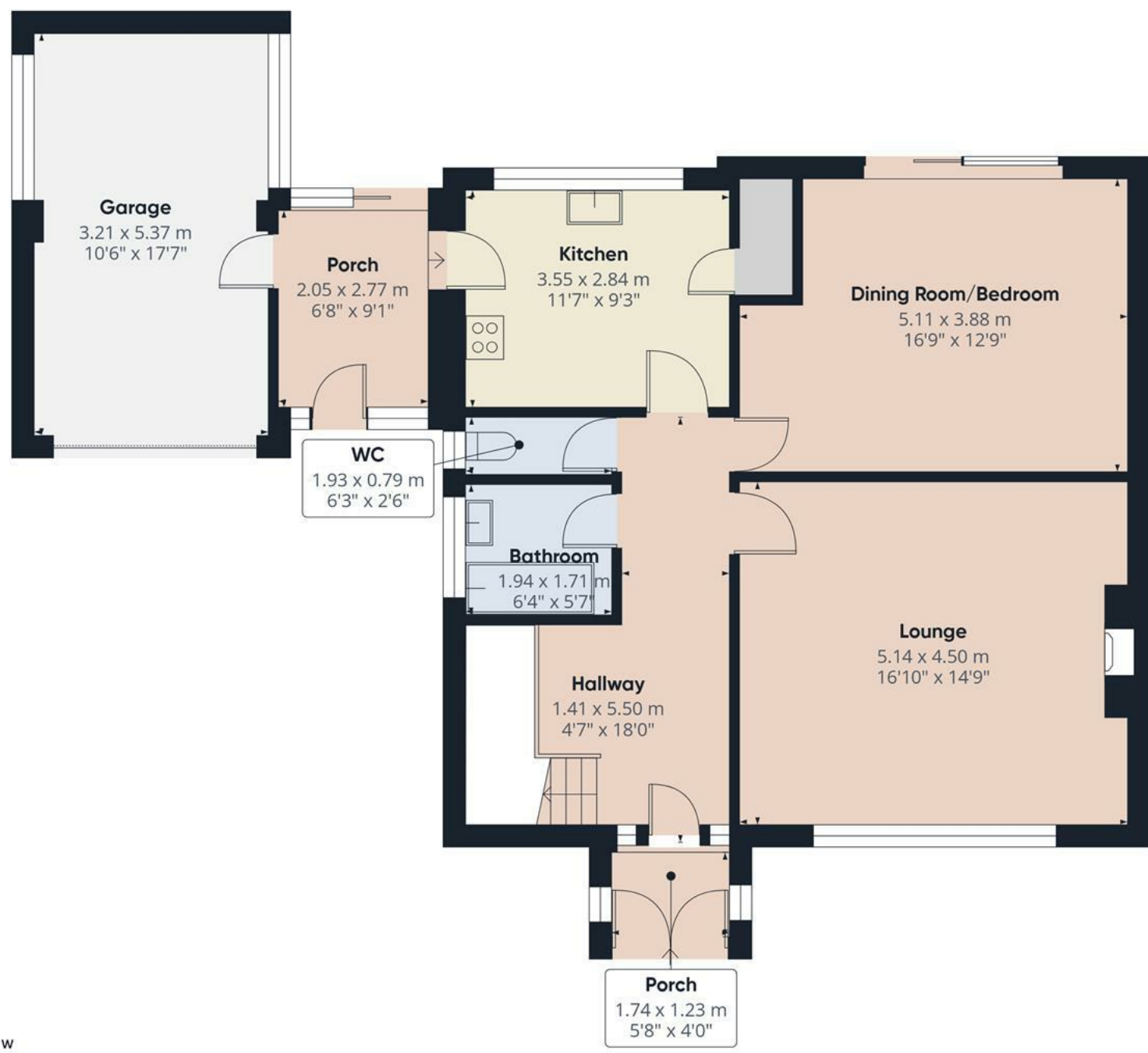
Up and over door, with power and light. To the rear of the garage is a extra store room access from the garden.











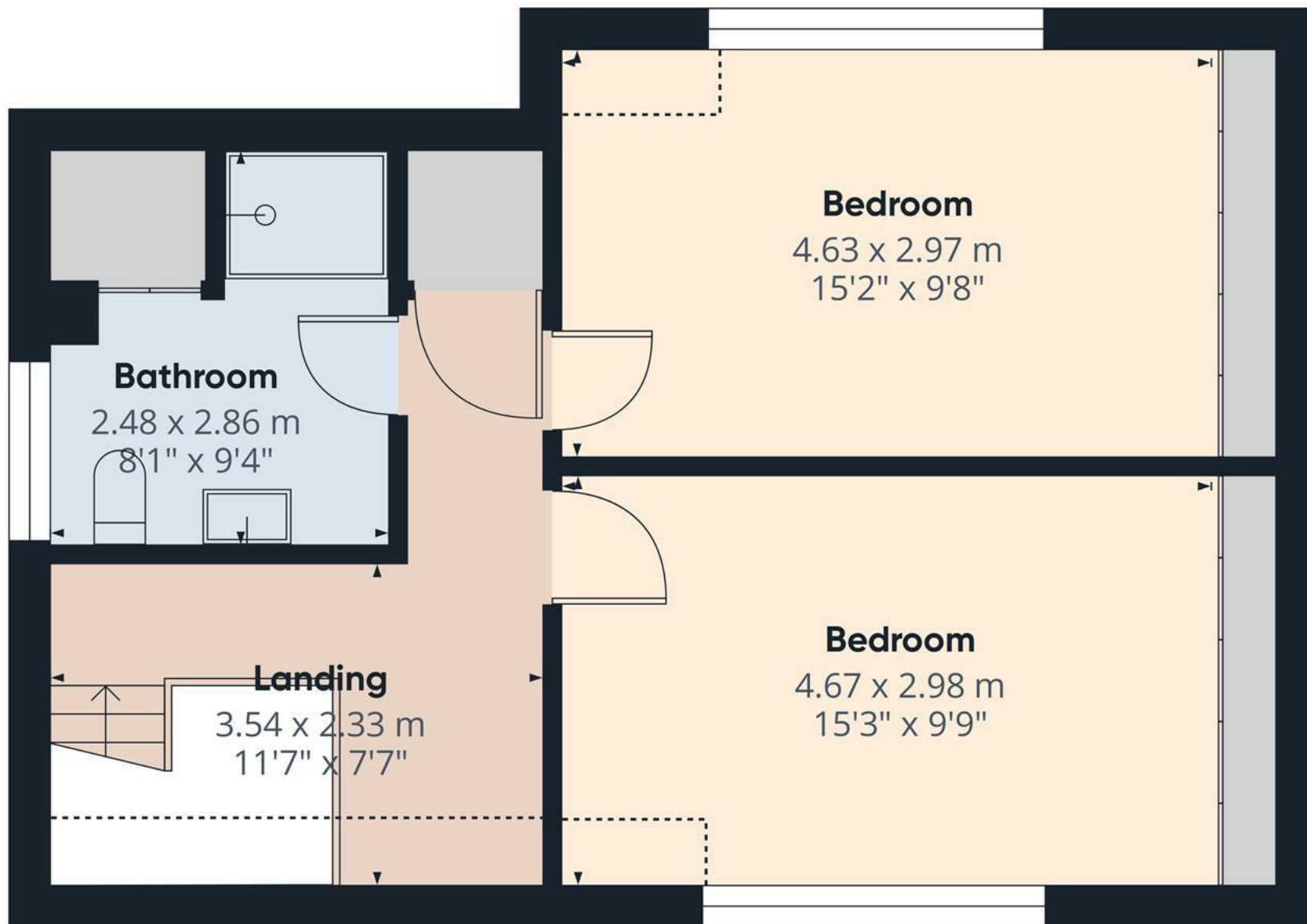
Approximate total area⁽¹⁾
97 m²
1044 ft²

(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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Floor 0



Floor 1

Approximate total area⁽¹⁾

46.7 m²

503 ft²

Reduced headroom

2.1 m²

22 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC