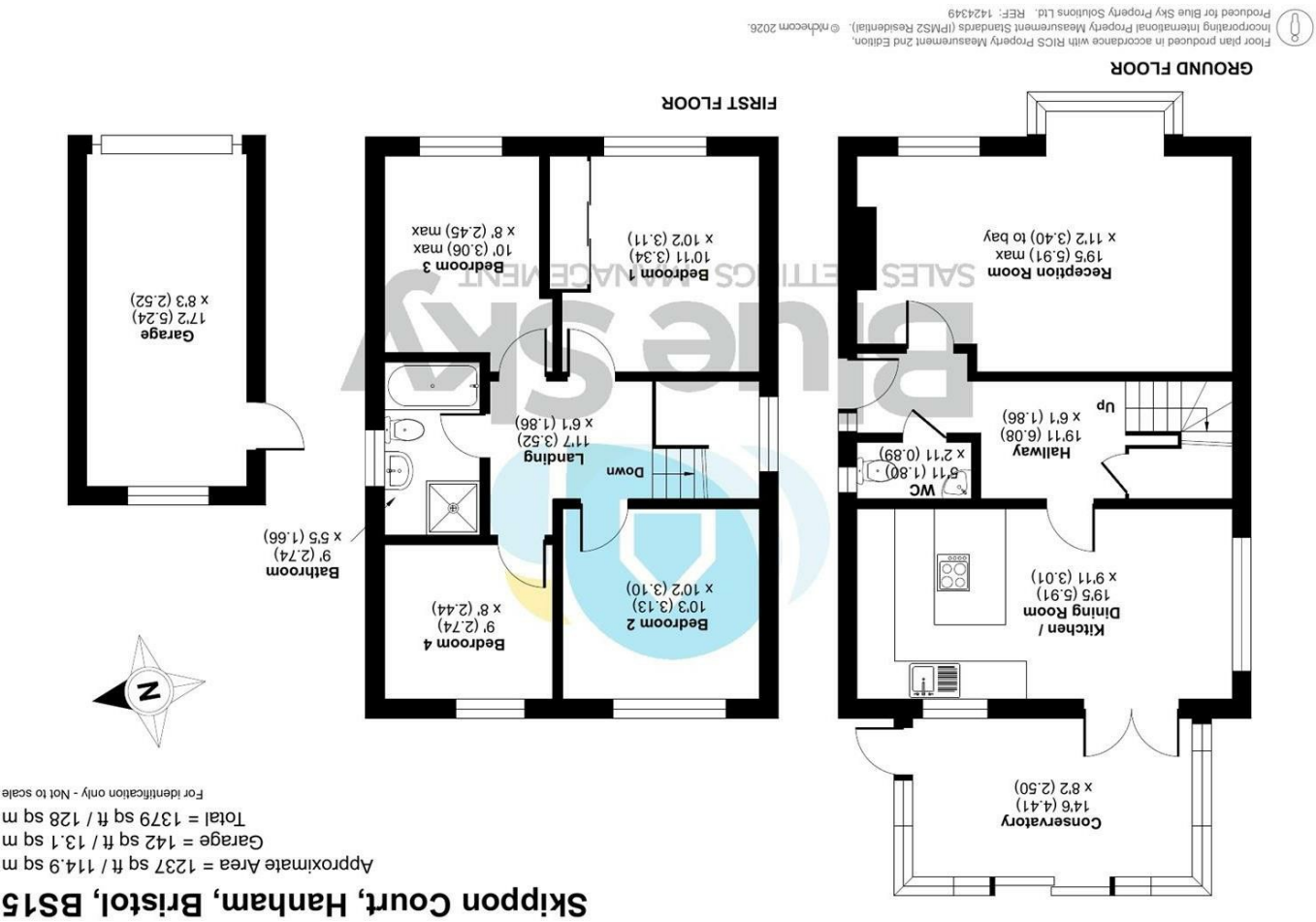




We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainage down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

**The Important Bit**

**Don't forget to register and stay ahead of the crowd.**

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**Get in touch to arrange a viewing!**

**Like what you see?**



4

1

1

D

Council Tax Band: D | Property Tenure: Freehold

4 BEDROOM DETACHED FAMILY HOME OFFERED WITH NO ONWARD CHAIN!! Nestled in the charming cul-de-sac of Skippon Court, Hanham, this delightful house presents an excellent opportunity for families and individuals alike. With four spacious bedrooms, this property offers ample room for comfortable living. The well-designed open plan kitchen and dining area create a welcoming space, perfect for entertaining guests or enjoying family meals. The house features a generous reception room and conservatory, providing two versatile areas that can be tailored to your needs, whether as a cosy lounge or a playroom for children. The modern four-piece bathroom suite adds a touch of luxury and an additional downstairs cloakroom, ensures convenience for all residents. Outside, the low maintenance rear garden is an ideal retreat for relaxation or outdoor activities, allowing you to enjoy the fresh air without the burden of extensive upkeep. Additionally, the property boasts parking for up to three vehicles from a driveway and detached garage, a valuable asset in today's busy world. Offered with no onward chain, this home is ready for you to move in and make it your own. With its prime location in a peaceful cul-de-sac, you can enjoy the tranquillity of suburban living while still being within easy reach of local amenities and transport links. This property is a fantastic find for those seeking a blend of comfort, convenience, and community. Don't miss the chance to view this wonderful home.



**Entrance Hallway**  
19'11" x 6'1" (6.07m x 1.85m)  
Obscure uPVC double glazed door into hallway, stairs to first floor landing, storage cupboard under stairs, radiator, double glazed window to side on stairwell,

**Cloakroom**  
5'11" x 2'11" (1.80m x 0.89m)  
Obscured double glazed window to side, wash hand basin, W.C., radiator, fusebox,

**Lounge**  
19'5" x 11'2" (5.92m x 3.40m)  
2x double glazed windows to front, 2x radiators, wood effect flooring, electric fireplace with surround,

**Kitchen / Diner**  
19'5" x 9'11" (5.92m x 3.02m)  
Double glazed window to rear & side, patio doors to conservatory, kitchen consists of matching wall and base units with worktops, one & a half bowl sink with mixer taps and drainer, island with built in induction hob, built in electric oven, built in microwave, built in fridge / freezer, gas combi boiler, space for washing machine, wood effect flooring,

**Conservatory**  
14'6" x 8'2" (4.42m x 2.49m)  
Sliding patio doors to rear, double glazed door to side and windows surround, perspex roof, radiator, wood effect flooring,

**First Floor Landing**  
11'7" x 6'1" (3.53m x 1.85m)  
Double glazed window to side on stairwell, stairs to ground floor, loft access,

**Bedroom 1**  
10'11" x 10'2" (3.33m x 3.10m)  
Double glazed window to front, radiator, built-in wardrobes,

**Bedroom 2**  
10'3" x 10'2" (3.12m x 3.10m)  
Double glazed window to rear, radiator,

**Bedroom 3**  
10' x 8' (3.05m x 2.44m)  
Double glazed window to front, radiator,

**Bedroom 4**  
9' x 8' (2.74m x 2.44m)  
Double glazed window to rear, radiator,

**Bathroom**  
9' x 5'5" (2.74m x 1.65m)  
Obscure double glazed window to side, bath with shower hose attached to taps, vanity unit with wash hand basin, W.C., walk in shower cubicle, heated towel rail, wood effect flooring, tiled walls,

**Front / Driveway**  
Driveway parking for two cars, access to garage, gated side access to rear, porch over door, front lawn with gravel boarder, outside light ad water tap,

**Rear Garden**  
Low maintenance rear garden, mostly laid to patio with decking areas, gated side access to front, access to garage, enclosed by fencing, shrubs and trees, outside light, power and water tap, gravel area & shed to side,

**Garage**  
17'2" x 8'3" (5.23m x 2.51m)  
Up and over door, door to rear garden, power and lighting,



Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 68      | 75        |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales

EU Directive 2002/91/EC







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