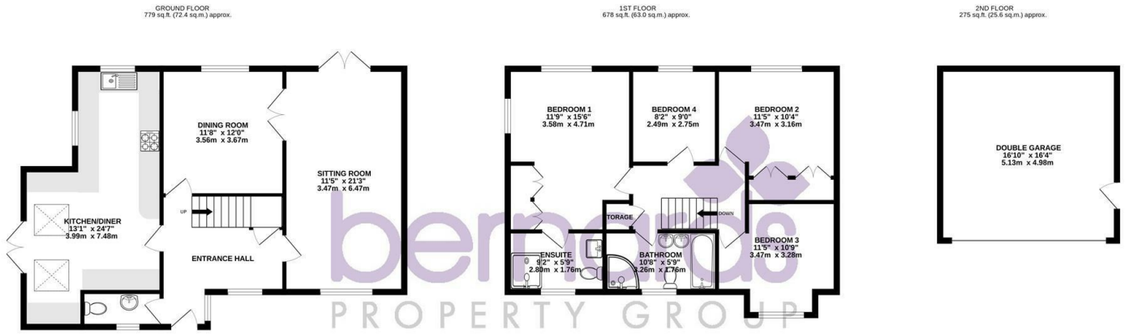

TOTAL FLOOR AREA : 1732 sq.ft. (160.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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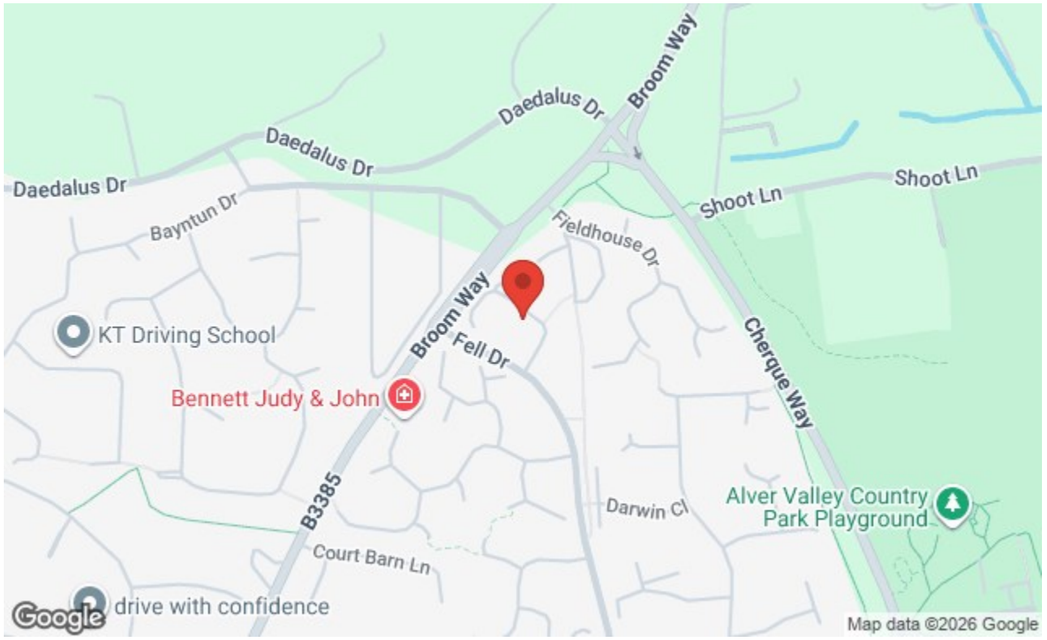

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FOR SALE

Guide Price £550,000

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4 2 2

NO FORWARD CHAIN | PRIVATE POSITION | SOUGHT-AFTER LOCATION

HIGHLIGHTS

- Tucked away in a private position within a sought-after cul-de-sac
- Walking distance to schools, shops, tennis club and pubs
- Large tree-lined driveway with parking for circa five cars
- Double garage with access via courtyard
- Extended layout offering spacious and versatile accommodation
- Generous dual-aspect sitting room with patio doors to garden
- Large kitchen/diner with ample storage and worktop space
- Four double bedrooms including impressive principal suite with en-suite
- Mature, well-sectioned garden with patio, lawn, greenhouse and sun trap courtyard
- Owned solar panels and offered with no forward chain

Situated within a highly desirable and family-friendly cul-de-sac, just a short walk from local schools, shops, the tennis club and popular pubs, this impressive home enjoys a tucked-away position via its own private driveway.

A tree-lined gravel driveway provides parking for approximately five vehicles, alongside a double garage, an excellent feature for family living.

The property has been extended to create spacious and well-balanced accommodation. The ground floor comprises a large entrance hallway with storage and a modern downstairs WC, a generous dual-aspect sitting room with patio doors to the garden and double doors into a central dining room, and an extended kitchen/dining room offering ample cabinetry and worktop space. Patio doors open onto a courtyard sun trap, which also connects to the garage and leads through to the main garden.

Upstairs, there are three good-sized double bedrooms with built-in storage, served by a modern four-piece family bathroom, along with a spacious principal bedroom suite featuring fitted wardrobes and a refitted ensuite shower room.

The garden is thoughtfully arranged with a courtyard seating area, patio, greenhouse and a generous lawn with mature border, ideal for families and outdoor entertaining.

Further benefits include owned solar panels helping to reduce energy costs.

A fantastic opportunity to secure a long-term family home in a prime location, ready to move into with scope to personalise over time.

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PROPERTY INFORMATION

AML - ANTI MONEY LAUNDERING PROCEDURE

We have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

FINANCIAL SERVICES

Mortgage & Protection - We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home and income, look no further!

BUYER VERIFICATION

Offer Check Procedure - If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer.

RECOMMENDED SOLICITORS

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. We can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

DISCLAIMER STATEMENT

These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

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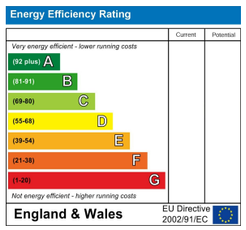
FREEHOLD - Council Tax Band F



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