



9 Saddlers Way

Situated in a popular residential area in Fishtoft, this spacious family home in Saddlers Way benefits from a location that is incredibly convenient for schools and the many amenities that the town has to offer and yet enjoys a quieter village position on the outskirts of the town.

First impressions for me were of a well presented property with the space that can clearly accommodate a busy family and with neutral décor and carpets to the first floor and an attractive wood-grain ceramic tile that runs throughout the ground floor, the property feels comfortable, yet modern and practical for every day family life.

I can imagine that when the property was new it was probably one of the first plots to be reserved as it actually has a much larger garden than similar properties in the area. With a generous patio that runs the full width of the property, and enclosed by quality fencing, the garden is totally secure and also not over-looked at the back due to established trees. The garden also has the added benefit of a cabin which will be included within the sale and would be ideal for anyone looking to work from home or as a hobbies room.

- Spacious four Bedroom Family Home
- Sought-After Village Location
- Four Double Bedrooms
- Lounge, Dining Room and Utility With Cloakroom/ WC
- Bathroom and En-suite Shower Room
- Generous Enclosed Garden with Cabin Included
- Off-Road Parking For Several Vehicles and Garage With EV Charger
- Gas-Fired Central Heating & uPVC Double Glazing
- Tenure: Freehold. Council Tax 'D'. EPC 'C 71'

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Entrance – A uPVC door to the front with side panels leads into the **Entrance Hall 3.61m x 1.98m (11'10" x 6'6")** – Having wood grain effect ceramic tiled floor, staircase rising to the first floor, radiator and doors arranged off:

Lounge 4.53m x 3.61m (14'10" x 11'10") – Having a uPVC window to the front aspect with horizontal blinds and a continuation of the tiled flooring. There is a radiator and a modern contemporary style wood-burner inset into a marble fireplace and hearth. Double doors open through to:

Dining Room 3.95m x 3.02m (13' x 9'11") – Having uPVC French doors to the rear patio and garden, a continuation of the tiled flooring, radiator.

Breakfast Kitchen – 3.95m x 3.61m (13' x 11'10") – With a uPVC window to the rear and ceramic tiling to the floor as before. Kitchen comprises a range of oak coloured worksurfaces with a co-ordinating breakfast bar and drawer and cupboard units at both base and eye level as well as a walk-in cupboard beneath the stairs. Integral appliances include an electric fan oven and gas hob with extractor fan over and there is space for a refrigerator and space and plumbing for a dishwasher beneath the worktops. A ceramic sink has a mixer tap over and there are 'metro' style wall tiles where appropriate and there is an LED light fitting to the ceiling.

Utility Room 2.02m x 1.69m (6'8" x 5'6") – Having a uPVC door to the rear, tiled flooring and an updated wall mounted gas fired boiler. There is a worktop with space and plumbing beneath for washing machine and tumble dryer and door to:

Cloakroom – With uPVC window to the side, WC and washbasin.

First Floor Landing – Having a feature arched window to the front, radiator and loft access. An airing cupboard houses the hot water cylinder and doors are arranged off to:

Bathroom 2.57m x 2.07m (8'5" x 6'9") – With a uPVC window to the rear, radiator, tiled floor and half height tiling to walls. A three piece suite comprising panel bath with Mira shower over, pedestal wash basin and a WC.

Bedroom One 4.25m x 3.61m (13'11" x 11'10") – Having a uPVC window to the front, radiator and door to:

En-Suite – With tiled shower enclosure, pedestal wash basin, WC, radiator and shaver point.

Bedroom Two 4.40m x 2.75m (14'5" x 9') – With uPVC window to the front and radiator.

Bedroom Three 3.28m x 3.02m (10'9" x 9'11") – Having a uPVC window to the rear, radiator.

Bedroom Four 3.19m x 2.75m (10'6" x 9') – A fourth double bedroom, bedroom four has a uPVC window to the rear with fitted blind and a radiator.

Outside – To the front of the property is a lawned garden area and gravel driveway providing off road parking for several vehicles and leading up to the Single **Garage** – Having up and over door, light and power.

Gated access to the side leads to the rear garden – enclosed with fencing and laid in the majority to lawn with a generous paved patio and outside lighting.

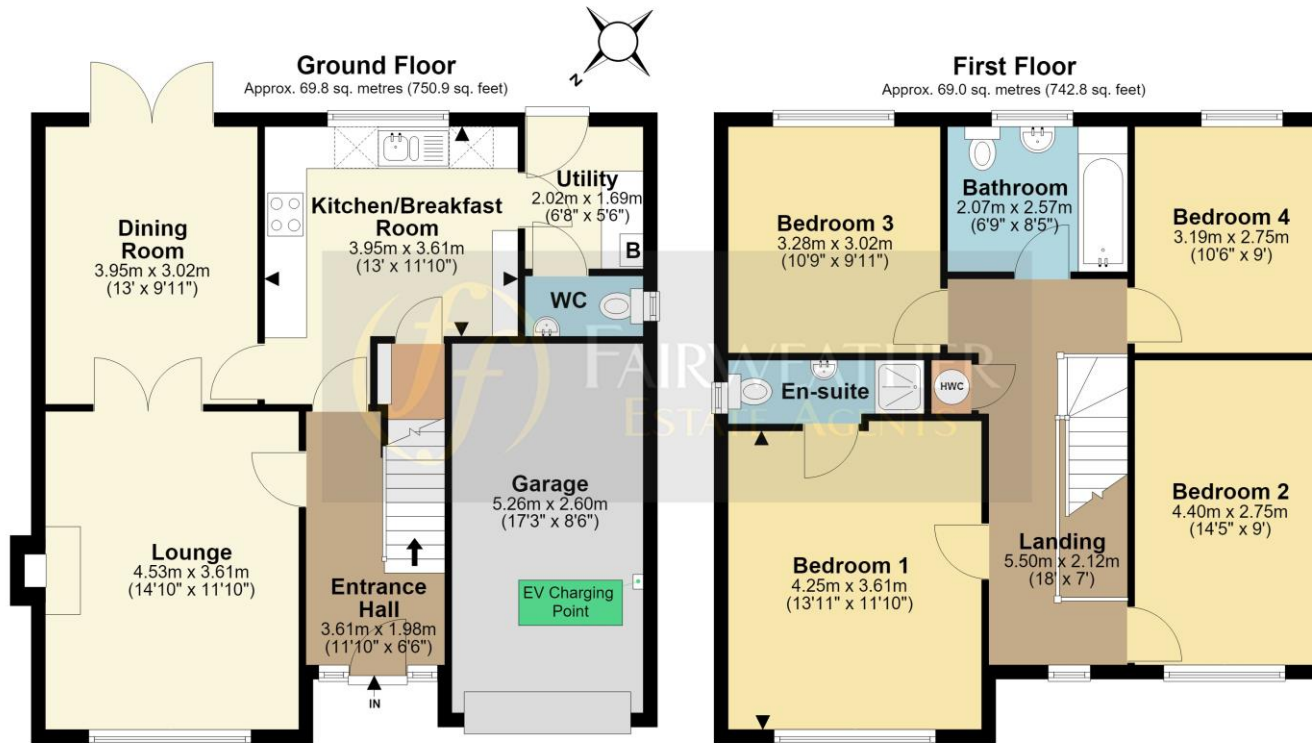
Detached Cabin 12'0 x 9'0 (3.67m x 2.74m) – With lights and power, door and window to the front and a window to the side.







NOTE: All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.



Total area: approx. 138.8 sq. metres (1493.6 sq. feet)

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