



- An impressive, detached family home located in a much sought after location
- Feature kitchen dining room with doors onto a West facing garden
- Attractive lounge with bespoke fitted units and dual aspect windows
- Ground floor cloakroom, separate utility room, gas central heating
- Four bedrooms, ensuite shower room and family bathroom
- Extensive private drive, landscaped West facing garden with views



"A four-bedroom detached family home boasting an impressive kitchen dining room with doors opening onto a private West facing garden with far reaching views!"

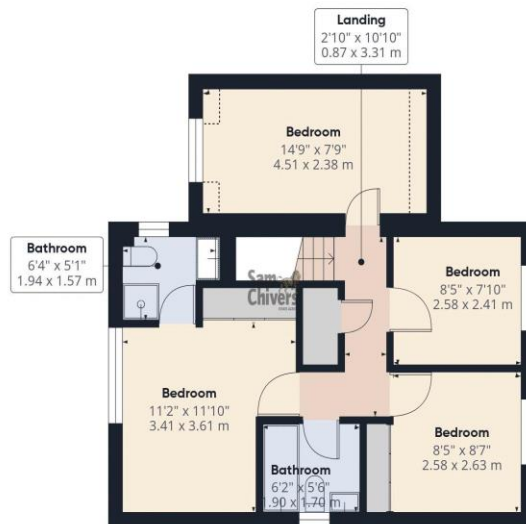
The property enjoys a quiet cul de sac position yet is still within easy walking distance of popular schools and the High Street. The accommodation comprises entrance hallway with handy cloakroom and understair cupboard. Lounge to front with bespoke fitted cabinets and dual aspect windows. Feature kitchen dining room with an extensive range of fitted units complimented by polished granite worktops, tiled floor. Patio doors and single door onto garden. Separate utility room. On the first floor are four bedrooms, the principal bedroom has fitted wardrobes and an ensuite shower room. Family bathroom with shower over bath.

Mains gas central heating and upvc double glazing.

Outside to front is an extensive private drive providing parking for four vehicles. Electric vehicle charging point. Integral garage (reduced in size) with electric roller shutter door, power and lighting, now forming a secure store / workshop. The rear garden has been extensive landscaped and is arranged as patio and lawns. Power point for hot tub. To the right hand side and adjoining the house is a large timber shed with doors to front and rear.

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





Approximate total area⁽¹⁾

1166 ft²
108.4 m²

Balconies and terraces

383 ft²
35.6 m²

Reduced headroom

13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Find us online!



www.samchiversproperty.co.uk



Facebook: Sam Chivers Estate Agents



Instagram: @samchiversestateagents

rightmove  Zoopla

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at sales@samchiversproperty.co.uk

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.