



ELIZABETH DRIVE CHEDBURGH IP29 4XB

£350,000
FREEHOLD

Located in the charming village of Chedburgh, this delightful modern detached house offers a perfect blend of comfort and style. With a well-designed cloakroom, a stylish kitchen leading into the generous sitting and dining room which is perfect for entertaining guests. The Property boasts three good-sized bedrooms and family bathroom. Outside, the good-sized private rear garden presents an excellent opportunity for outdoor enjoyment. Additionally, the property includes a garage and parking, providing practical solutions for your storage and vehicle needs.

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ELIZABETH DRIVE

- Modern 3 Bedroom Detached House
- Located in the Sought After village of Chedburgh
- Stylish Kitchen
- Spacious Sitting/Dining Room
- Three Good Sized Bedrooms
- Family Bathroom and Cloakroom
- Private Rear Garden
- Garage and Parking Available
- Viewing Is Highly Recommended
- Check out the 360 Virtual Tour!



Entrance Hall

Stairs to first floor, under stairs storage, large built in cupboard, radiator.

Cloakroom

W.C, vanity wash hand basin. Window to side. Radiator.

Sitting Room/Dining Room

Feature fireplace with electric fire inset. Window and sliding door to rear. Radiator.

Kitchen

Range of wall and base level units with work surfaces over, inset one and a half bowl sink unit with pull out tap. Integrated double oven and ceramic hob with extractor over, integrated dishwasher, space and plumbing for washing machine, space for fridge/freezer.

First Floor Landing

Loft access, built in airing cupboard.

Bedroom 1

Built in mirror fronted wardrobe. Laminate floor. Window to rear. Radiator.

Bedroom 2

Built in storage. Window to rear. Radiator.

Bedroom 3

Two built in storage cupboards. Window to front. Radiator.

Bathroom

P shaped bath with shower over, separate rain effect shower head, W.C, vanity wash hand basin. Window to side. Radiator.

Outside

The front garden is laid to lawn with path to front door.

Driveway providing parking leading to the garage.

The garden to the rear is laid to lawn with patio and decking areas, flower and shrub borders, it is private and enclosed by fencing.

Garage

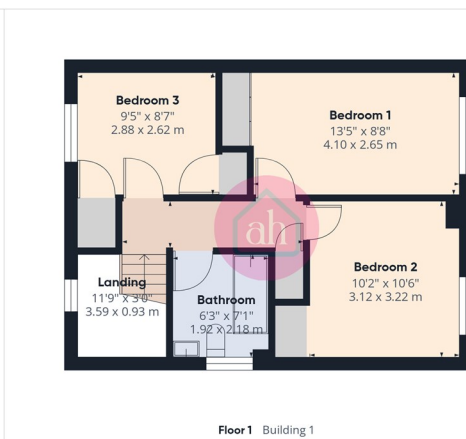
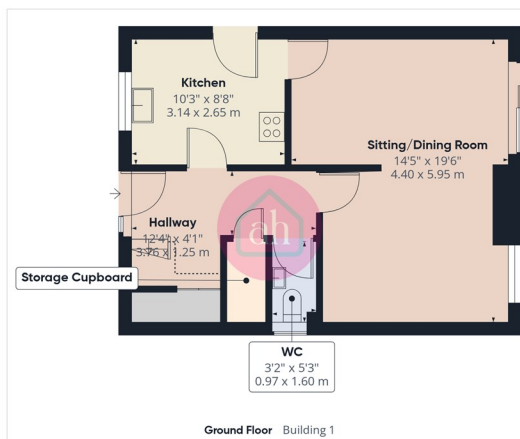
Up and over door, electric, courtesy door to garden

Disclaimer

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Approximate total area⁽¹⁾
1034 ft²
96.1 m²

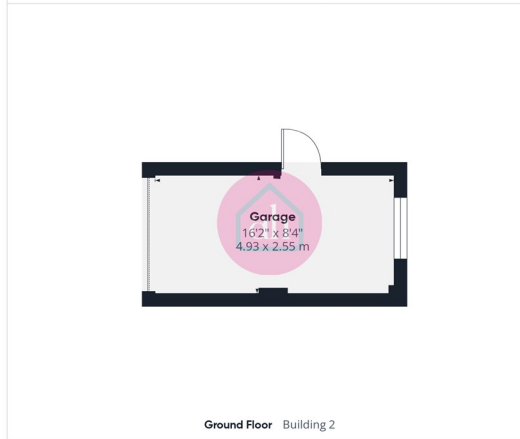
Reduced headroom
11 ft²
1 m²

(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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: D

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