2 Cross Green Brook End | Cottered | SG9 9QR

Asking Price £650,000

Deceptively spacious five bedroom semi-detached house with self contained annexe, situated down a classic English country lane with views over the local playing fields. This excellent home offers a lovely residence for a multi-generational family, or the opportunity to run a business from home.

CHRIS DELLAR
PROPERTIES
Your estate agent

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Entrance Doors
uPVC double glazed French doors to:

uPVC Double Glazed Conservatory
23'6 x 6'8 (7.16m x 2.03m)
Ceramic floor tiles. Half-glazed door to annexe. uPVC double glazed French doors to:

Kitchen/Breakfast Room
24'11 x 10'7 (7.59m x 3.23m)
Good range of bespoke wall & base units and incorporating central island unit, quartz work surfaces, drawers, wine rack and sink unit with mixer taps. Integrated electric double oven with grill. Five ring electric hob with extractor above. Radiator. Doors to lounge and:

Utility Room/ Downstairs Cloakroom W/C
10'10 x 10'10 (3.30m x 3.30m)
uPVC double glazed window to side. Range of wall & base units incorporating roll top work surfaces, sink unit with mixer taps. Space & plumbing for washing machine. Space for tumble dryer. Concealed cistern WC. Wood laminate floor covering.

Lounge/Diner
24'11x 13'9 (7.59mx 4.19m)
uPVC double glazed window to side. Exposed brick chimney breast and hearth enclosing mixed fuel burner. Fitted shelving to alcoves. uPVC double glazed door to conservatory. Two radiators. Staircase to first floor landing.

First Floor Landing
Inset downlights. Doors to bedrooms.

Bedroom One
13'9 x 11'8 (4.19m x 3.56m)
uPVC double glazed window to side. Radiator.

Bedroom Two
13'3 x 10'6 (4.04m x 3.20m)
uPVC double glazed window to side. Radiator.

Bedroom Three
10'10 x 10'7 (3.30m x 3.23m)
uPVC double glazed window to side. Radiator.

Bedroom Four
14'1 x 10'7 (4.29m x 3.23m)
uPVC double glazed French doors to side. Two ladder style radiators. Door to:

Bathroom
7'10 x 6'10 (2.39m x 2.08m)
Double glazed window. Suite comprising corner bath, vanity unit with inset wash hand basin and low flush WC. Separate shower cubicle.

ANNEXE

Kitchen/Diner
11'7 x 10'10 (3.53m x 3.30m)
uPVC double glazed window to side with views over playing fields. Range of wall & base units incorporating roll top work surfaces, drawers, wine rack and sink unit with mixer taps. Integrated Zanussi four ring hotplate with extractor above. Integrated electric oven with grill. Radiator. Door to Lounge and doorway to inner hallway leading to:

Shower Room
6'7 x 6'4 (2.01m x 1.93m)
uPVC double glazed to side. Shower cubicle and wash hand basin. Ladder style radiator. Door to:

Separate W/C
6'7 x 2'11 (2.01m x 0.89m)
Low flush w/c.

Lounge
15'5 x 11'10 (4.70m x 3.61m)
Dual aspect with double glazed windows to both sides. Radiator. Door to:

Bedroom
15'5 x 9'3 (4.70m x 2.82m)
Dual aspect with double glazed windows to both sides. Radiator.

EXTERIOR

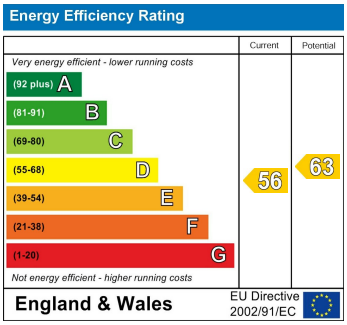
Driveway
Parking for several vehicles providing access to garage and:

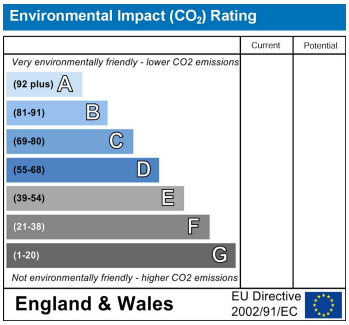
Garage/Workshop
23'0 x 18'0 (7.01m x 5.49m)
Double wooden doors. uPVC double glazed window to side. Light & power connected.

South Facing Rear Garden
Spacious timber storage shed. Double gates back to public highway. Extensive lighting.

Disclaimer
We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to any lease documents or property deeds; therefore prospective purchasers should rely on information given by their Solicitors on these matters. Measurements are approximate and are only intended to provide a guide.

Energy Performance Certificate





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