





A SPACIOUS and well-presented THREE BEDROOM DETACHED family home situated on a POPULAR ROAD within walking distance to the mainline railway STATION and reputable local schools. The property benefits from a LARGE GARDEN, off-street parking for three cars, and has the POTENTIAL FOR FURTHER EXTENSION subject to planning permissions.

Guide Price: £900,000

The accommodation is arranged over two levels and comprises an entrance hall, guest cloakroom, spacious living room with a box bay, and a stylish wood burner. Additionally, there is a spacious kitchen/dining room with French doors opening to the rear garden. On the first floor, there are three bedrooms and a bathroom. There is a loft ladder accessing a sizable loft space which would be ideal for conversion into a fourth bedroom.

Outside, the driveway provides off-road parking with side access to a generous rear garden and a workshop/art studio.

EPC Rating: TBC

Council Tax Band: E

Please note, the vendor of this property is known to Collinson Hall.





Entrance Hall

Living Room 7.62m x 3.81m (25' x 12'6").

Kitchen/Dining Room 9.14m x 4.80m (30' x 15'9").

Cloakroom

Bedroom 1 4.83m x 3.47m (15'10" x 11'5").

Bedroom 2 3.44m x 3.09m (11'3" x 10'2").

Bedroom 3 3.04m x 2.30m (10' x 7'7").

Bathroom

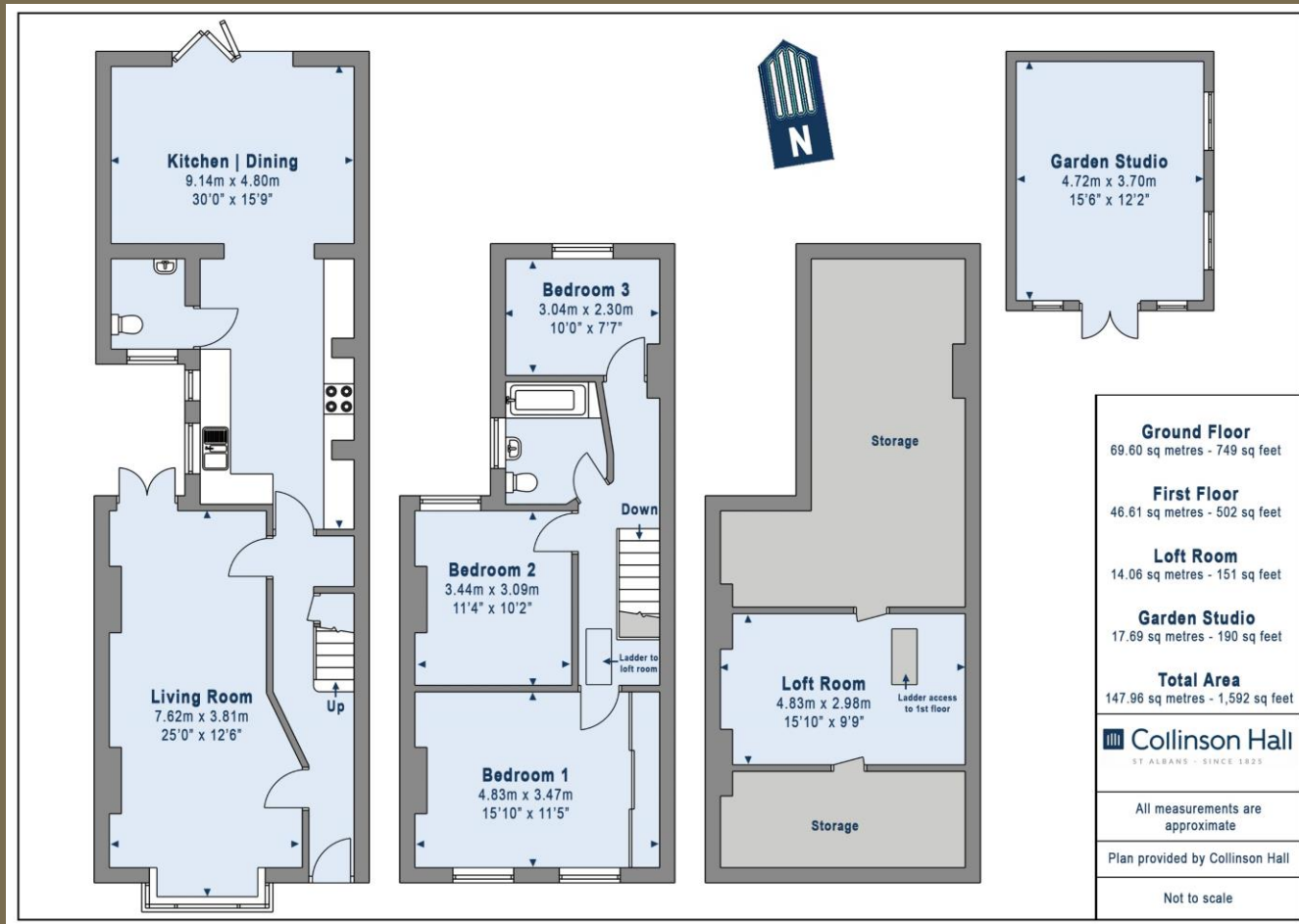
Loft Room 4.83m x 2.98m (15'10" x 9'9").

Garden

Garden Studio 4.72m x 3.70m (15'6" x 12'2").







PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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