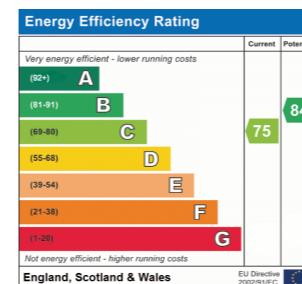




Howell Drive, Sapley PE28 2GD Guide Price £375,000

- Generous Detached Home
- Four Bedrooms
- En Suite To Principal Bedroom
- Impressive 28' Kitchen/Breakfast Room
- Walled rear garden
- Garaging And Driveway
- Popular Estate Location
- No Forward Chain And Immediate Vacant Possession



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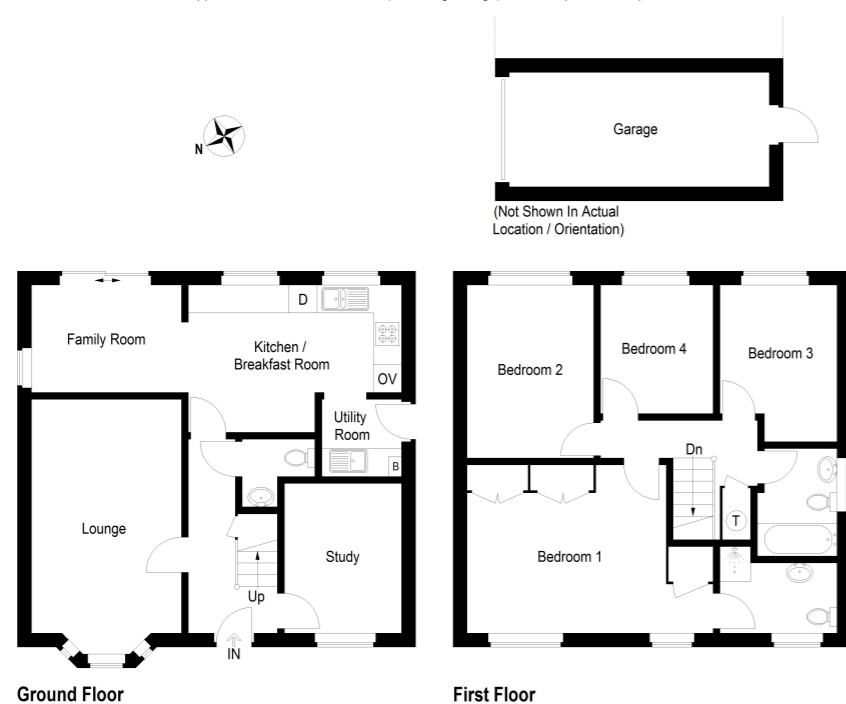
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Approximate Gross Internal Area (Excluding Garage) = 119.1 sq m / 1282 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1157449)  
Housepix Ltd

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## Glazed Panel Door To

### Entrance Hall

14' 8" x 6' 1" (4.47m x 1.85m)

Stairs to first floor, understairs storage cupboard, double panel radiator, laminate flooring.

### Study

12' 6" x 8' 2" (3.81m x 2.49m)

UPVC window to front aspect, radiator, telephone point.

### Cloakroom

Fitted in a two piece suite comprising low level WC, pedestal wash hand basin with tiling, extractor, double panel radiator, vinyl floor covering.

### Kitchen/Breakfast Room

25' 8" x 10' 0" (7.82m x 3.05m)

A light double aspect room with UPVC windows to side and rear aspects, sliding double glazed patio doors to garden terrace to the rear, two double panel radiators, fitted range of base and wall mounted units with work surfaces and tiling, appliance spaces, single drainer one and a half bowl stainless steel sink unit with mixer tap, drawer units, integral double electric oven and gas hob with bridging unit and extractor fitted above, integral wine rack, ceramic tiled flooring.

### Utility Room

6' 3" x 5' 2" (1.91m x 1.57m)

Fitted in a range of units with work surfaces and tiling, wall mounted gas fired central heating boiler, single drainer sink unit, glazed door to side aspect, extractor, double panel radiator, ceramic tiled flooring.

### Sitting Room

18' 6" x 10' 6" (5.64m x 3.20m)

UPVC bay window to front aspect, double panel radiator, TV point, telephone point, central fireplace in reconstituted stone, coving to ceiling.

### First Floor Galleried Landing

Access to insulated loft space, airing cupboard housing Mega flow hot water system and shelving.

### Principal Bedroom

16' 11" x 9' 11" (5.16m x 3.02m)

Two UPVC windows to front aspect, double panel radiator, extensive wardrobe range with two double units, coving to ceiling, over-stairs storage cupboard, inner access to

## En Suite Shower Room

8' 6" x 4' 10" (2.59m x 1.47m)

Fitted in a three piece suite comprising low level WC, pedestal wash hand basin, screened shower enclosure with independent shower unit fitted over, recessed lighting, extractor, UPVC window to front aspect, vinyl floor covering.

### Bedroom 2

12' 4" x 9' 0" (3.76m x 2.74m)

UPVC window to rear aspect, double panel radiator.

### Bedroom 3

11' 1" x 8' 1" (3.38m x 2.46m)

UPVC window to rear aspect, double panel radiator.

### Bedroom 4

9' 2" x 8' 1" (2.79m x 2.46m)

UPVC window to rear aspect, double panel radiator.

### Family Bathroom

7' 10" x 5' 7" (2.39m x 1.70m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with tiling, shaver point, UPVC window to side aspect, extractor, panel bath with folding screen and hand mixer shower, recessed lighting, vinyl floor covering.

### Outside

To the front the garden is pleasantly arranged and enclosed by tended box hedging, primarily lawned with an ornamental fruit tree. The larger than average rear garden is enclosed by brick walling offering a good degree of privacy, it has an extensive paved terrace, raised timber deck, a pleasant area of lawn and a selection of established ornamental trees. There is a **Single Garage** positioned to the rear with single up and over door, power, lighting and private door to the side.

### Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

### Tenure

Freehold

Council Tax Band - D

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