



**Ground Floor**

**First Floor**

Total Area: 156.4 m<sup>2</sup> ... 1683 ft<sup>2</sup> (excluding greenhouse)  
 All measurements are approximate and for display purposes only



## Claverton Close, Bovingdon

**£685,000**

A rare opportunity to acquire a four bedroom detached family home located in a quiet cul de sac within a 10 minute level walk to Bovingdon Village High Street. The accommodation comprises of: Entrance Hall, WC/Cloakroom, Sitting room, Dining room, refitted Kitchen, Conservatory/Family room, Workshop/Utility room, integrated garage, on the first floor there is a refitted shower room and four bedrooms. There is a private and secluded rear southerly facing garden and a driveway creating parking for 3 cars.



## Ground Floor

### Entrance Hall

Stairs leading to first floor, radiator, doors leading to

### Cloakroom/WC

Window to front, close coupled WC, wash hand basin recessed into vanity unit, radiator.

### Sitting Room

Sliding patio doors leading to the rear garden, radiator, gas fire place with Sandstone surrounding, TV point.

### Dining Room

Window to front, TV radiator. Door leading to

### Kitchen

A refitted kitchen in a cream colour with granite work surfaces, integrated Neff double ovens, integrated fridge and integrated Neff dishwasher, LED downlighters, door to the conservatory.

### Conservatory

A double glazed UPVC conservatory with a tiled floor, TV point, a range of fitted blinds, French doors leading to the rear garden, door

leading to

### Workshop/utility room

Plumbing for washing machine, space for freezer, door leading to green house and door leading to garage.

### Garage

With electrically operated roller door light and power.

## First Floor

### Landing

Window to the rear garden, airing cupboard housing hot water tank, doors leading to.

### Bedroom One

Window to front, a range of wardrobes, radiator.

### Bedroom Two

Window to front, a range of wardrobes. Radiator.

### Bedroom Three

Window overlooking the rear garden, built in cupboard, radiator,

### Bedroom Four

Window to front, built in and fitted wardrobes, radiator.

### Shower Room

A refitted shower room, formerly a bathroom, fully tiled walls, corner shower cubicle with curved glazed doors, wall mounted Aqualisa shower mixer, WC with concealed cistern, wash hand basin recessed into the vanity unit. LED downlights.

## Outside

### Rear garden

Mainly laid to lawn with a blocked paved patio area and a second flag standing next to paved patio area. Surrounded by shrub beds and a mature hedge.

### To the front

A block paved driveway creating parking for 3 cars, there is a small lawn area with potential to create additional parking.

### Tenure

Freehold

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