

Tel: 01302 247754

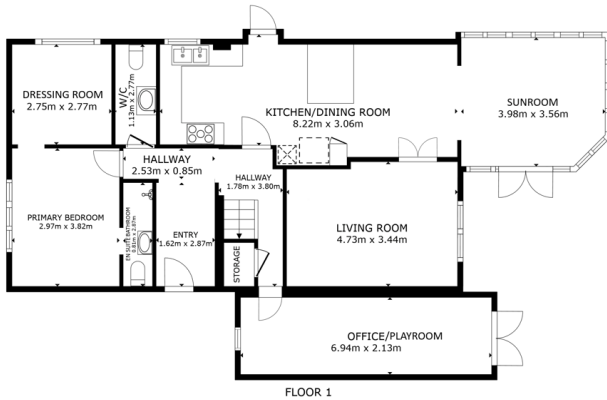


## Owner's View

This beautifully presented 3-bedroom detached home has been fully renovated and previously extended, offering modern and versatile living in a sought-after location. The ground floor boasts a spacious kitchen diner with a sunroom, a comfortable lounge, and a versatile office/playroom. The master bedroom benefits from a dressing room and en suite, while a contemporary W/C completes the level. Upstairs, there are two generous double bedrooms and a modern family bathroom. Externally, the home features a spacious driveway and a private rear enclosed garden, perfect for outdoor enjoyment. Situated close to excellent schools, amenities, and transport links, this move-in-ready home is a must-see!

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 113.5 sq ft FLOOR 2: 41.3 sq ft  
TOTAL: 154.8 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



Sun Room



Lounge

### Entry



### Kitchen Diner





## Office/Playroom



## Master Bedroom with En Suite and Dressing Room

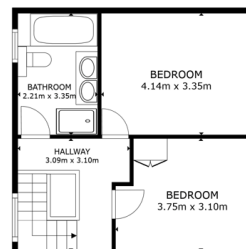


## W/C



## First Floor

### Ground Floor



### FLOOR 2

GROSS INTERNAL AREA  
FLOOR: 112.1 sqm / 1200.2 sq ft  
TOTAL: 125.4 sqm / 1350.2 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

## Bedroom



## Bedroom





## Family Bathroom



## Externals

### Front Aspect



### Rear Garden



## Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators



Approximate Heating System Installation Date - 10/12/2020

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 10/12/2020

Boiler Location - Loft

Approximate Electrical System Installation Date - 2/1/2002

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Yes

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - No

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.



## Energy Performance Certificate

