

FOR SALE

Offers Over £200,000 Freehold



30 Acacia Drive, Sandy Lane. BD15 9JY

- 2/3 Bedroom Semi
- Gas central Heating - UPVC Double Glazing
- Lounge - Dining Room/Sitting Room
- Downstairs Shower Room
- Large Corner Plot with Panoramic Views Across the Valley
- Driveway - Car Port & Garage
- No Seller Chain



PROPERTY DESCRIPTION

Two/Three bedroom semi detached property offering flexible living accommodation and boasting a large attractive corner plot, with outstanding views across the valley to the side and rear. The property benefits from UPVC double glazing and gas central heating with the boiler installed in Nov 2022, last being serviced in Nov 2023.

Briefly comprises; entrance hall, kitchen, spacious lounge, dining/sitting room which could also be used as a bedroom and shower room to the ground floor. Two bedrooms and w.c/dressing room which has the space to develop further to the first floor. Outside, there are gardens to front, side and rear, driveway for approx. three vehicles leading to a car port and good sized garage with work shop area. Huge potential to extend to the side and rear, subject to the necessary planning consents.

Offered with no seller chain. Council tax band C. Viewing highly recommended to appreciate the views and size of the plot.



ROOM DESCRIPTIONS

Entrance Hall

Double glazed entrance door and window to the side. Radiator and telephone point. Stairs to the first floor. Under stairs cupboard housing Worcester gas boiler, installed Nov 2022 and was last serviced in November 2023

Lounge

Double glazed window to the front, radiators and television point. Electric fire having a marble hearth and surround. Wall light points and double doors into dining room.

Dining Room/ Sitting Room/Bedroom

Flexible room which could have a variety of purposes. Double glazed patio doors out into the rear garden. Radiator and coved ceiling.

Kitchen

Range of beech base and wall units having a complementary work surface over. Stainless steel sink unit with mixer tap. Gas cooker. Integral dish washer, part tiled walls and double glazed window to the front. Radiator. Fridge and freezer included. Washing machine included.

Shower Room

2 piece suite comprising of vanity wash hand basin and back to wall pan w.c. Large walk in shower with mains shower over. Part tiled walls, double glazed window to the rear, radiator and extractor fan.

First Floor

Landing

Double glazed window to the side and large storage cupboard.

Bedroom 1

Double glazed window to the front and radiator.

Bedroom 2

Double glazed window to the rear with outstanding views across the valley. Radiator

W.C/Dressing Room

Double glazed window to the side with panoramic views across the valley. Pedestal wash hand basin and low level w.c. Radiator and fitted wardrobe/cupboard.

Outside

Gardens

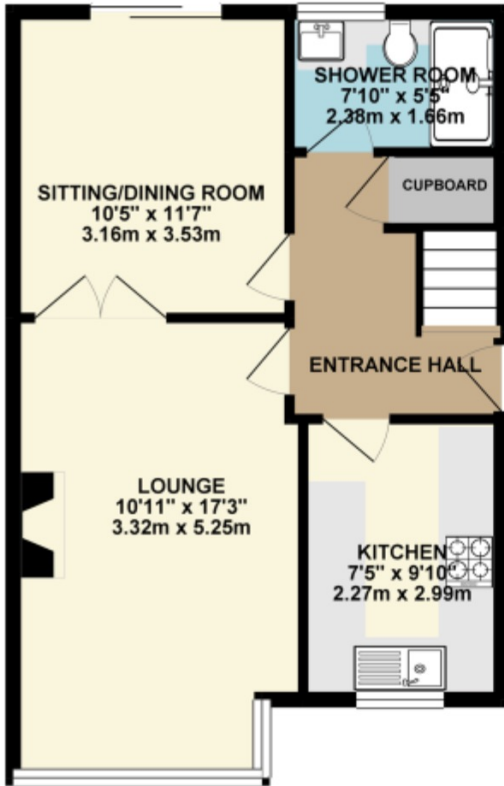
Driveway to the front leading to the car port and garage. Lawned area with tree and shrub borders.

Enclosed garden to the rear and side with gated access. Mainly laid to lawn with tree and shrub borders. Large patio area, greenhouse and garden shed. Hedge and fence boundaries. Outstanding views across the valley.

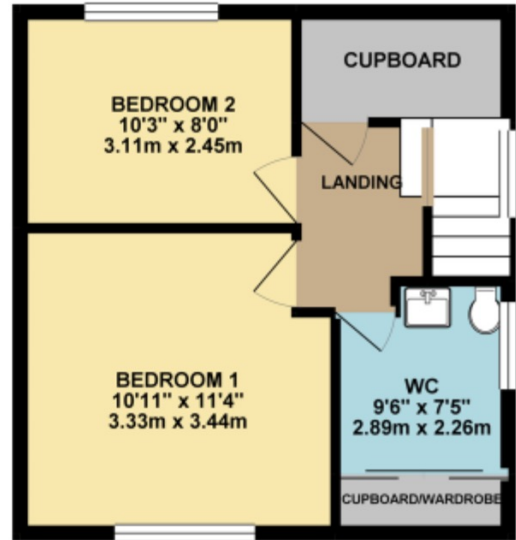


FLOORPLAN

GROUND FLOOR 501.68 sq. ft.
(46.61 sq. m.)



1ST FLOOR 359.21 sq. ft.
(33.37 sq. m.)



TOTAL FLOOR AREA : 860.89 sq. ft. (79.98 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been listed and no guarantee as to their operability or efficiency can be given.
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