



2 The Sett, Yateley, Hampshire GU46 6YF

£575,000 - Freehold

### Property Summary

A detached property with four bedrooms and two bathrooms located in a quiet cul de sac close to local amenities. The house will require some modernisation but has a south facing rear garden and is being sold with no onward chain

### Features

- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM
- DOWNSTAIRS CLOAKROOM
- UPVC DOUBLE GLAZED WINDOWS
- REPLACEMENT BOILER
- SOUTH FACING REAR GARDEN
- NO ONWARD CHAIN
- RE-FITTED BATHROOMS



## Room Descriptions

### GROUND FLOOR

#### ENTRANCE HALL

Accessed from covered porchway through wood front door, stairs to first floor with understairs cupboard, single panel radiator, coved cornice to ceiling, access to integral garage, cloakroom, kitchen/breakfast room and lounge

#### CLOAKROOM

UPVC window with side aspect, low flush WC, hand basin, single panel radiator

#### LOUNGE

4.65m x 3.78m (15' 3" x 12' 5")

UPVC bay window with front aspect, coved cornice to ceiling, double panel radiator, gas fire, double doors giving access to dining room

#### DINING ROOM

3.78m x 2.72m (12' 5" x 8' 11")

UPVC double doors giving access to garden, double panel radiator

#### KITCHEN/BREAKFAST ROOM

4.32m x 2.72m (14' 2" x 8' 11")

UPVC window with rear aspect, UPVC panel and glazed door giving access to rear garden, range of eye level cupboards, roll edged preparation surface with tiled splashback, stainless steel sink with drainer and mixer tap, range of drawers and cupboards under, space for cooker, space for fridge/freezer

UTILITY AREA with matching preparation surface with tiled splashback, stainless steel sink with taps and drainer, space and plumbing for washing machine, space for dryer, wall mounted replacement Valiant boiler for domestic hot water and central heating

### FIRST FLOOR

#### LANDING

UPVC window with front aspect, access to all bedrooms and bathroom, access to loft, access to airing cupboard with factory lagged tank and fitted, slatted shelving

#### BEDROOM ONE

3.78m x 3.15m (12' 5" x 10' 4")

UPVC window with front aspect, built in double wardrobe with shelves and hanging space, single panel radiator, access to en-suite shower

#### RE-FITTED EN-SUITE SHOWER

2.27m x 1.77m (7' 5" x 5' 10")

Double glazed window with side aspect, corner shower unit with sliding glazed doors and power shower, hand basin with mixer tap, WC, half tiled walls, fully tiled in shower cubicle, tiled floor, heated towel rail

#### BEDROOM TWO

4.34m x 2.54m (14' 3" x 8' 4")

UPVC window with rear aspect, single panel radiator

#### BEDROOM THREE

3.78m x 2.32m (12' 5" x 7' 7")

UPVC window with rear aspect, single panel radiator

#### BEDROOM FOUR

2.34m x 2.56m (7' 8" x 8' 5")

UPVC window with front aspect, single panel radiator

#### RE-FITTED FAMILY BATHROOM

2.6m x 2.19m (8' 6" x 7' 2")

Window with side aspect, white suite comprising bath with mixer tap and hand shower, wash basin with cupboard under, WC, chrome heated towel rail, half tiled walls and tiled floor

### OUTSIDE

#### SINGLE GARAGE

2.34m x 5.72m (7' 8" x 18' 9")

Up and over door, light and power points

#### FRONT GARDEN

The front garden is given over to lawn with a planted border and driveway parking

#### REAR GARDEN

The rear garden is enclosed by wood panel fencing and has a large paved patio with a dwarf brick wall. The garden is laid to lawn with planted borders containing a variety of shrubs and plants. There is a gate giving access to the front of the property and a small WOODEN SHED



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC