
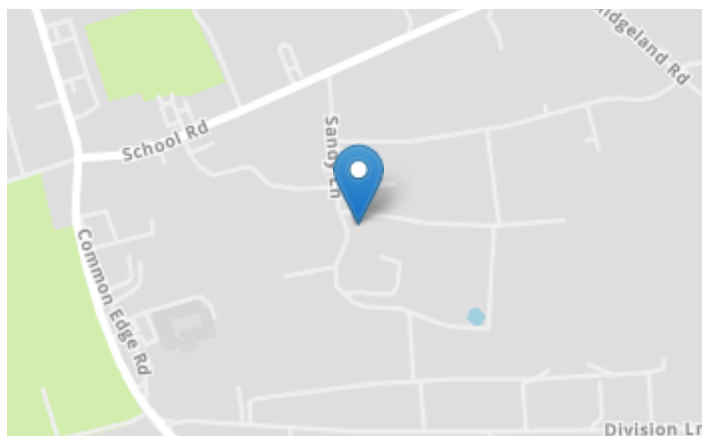


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		69
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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The Property Ombudsman

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Fernlea, Sandy Lane,

- Detached Property Set In Large Gardens
- Presented to a Very High Standard
- 2 Receptions & Large Dining Kitchen
- 4 Bedrooms
- 2 Bathrooms
- Stunning Coach House, Perfect For Holiday Rentals
- Viewing Highly Recommended

Frank Wyles
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£650,000

Freehold
Energy Efficiency Rating: C



Fernlea, Sandy Lane, £650,000

A Must See! This deceptively spacious Detached property is in a great location, being just a short walk to schools and transport links. Set within large gardens the accommodation comprises 2 receptions, modern fitted dining kitchen, utility, conservatory, downstairs cloaks, 4 bedrooms, master with en-suite, family bathroom, GCH, DG windows, OSP for multiple cars, stunning coach house, perfect for short term holiday rentals. Early Viewing Essential.



GROUND FLOOR

PORCH

Two double glazed lead effect windows to side, tiled flooring, door to:

ENTRANCE HALL

Radiator, stairs to first floor, door to:

LOUNGE 5.18m {17'} x 4.37m {14'4"}

Double glazed lead effect window to front, radiator, telephone point, TV point, picture rail, wall light point, fireplace with wooden mantle over, door to:

CONSERVATORY

PVCu double glazed construction with PVCu double glazed windows, door to garden.

INNER HALLWAY

Radiator, door to Storage cupboard, door to:

DINING ROOM 3.99m {13'1"} x 3.88m {12'9"}

Double glazed lead effect window to front, radiator, TV point, picture rail, coal effect gas fire with feature surround and tiled hearth.

TOILET

Obscure double glazed window to side, fitted with two piece suite comprising, wash hand basin in vanity unit with storage under, mixer tap and tiled splashbacks and WC, radiator.

FITTED KITCHEN 4.30m {14'1"} x 3.88m {12'9"}

Fitted with a matching range of base and eye level units with worktop space over, wine rack, 1 ½ bowl stainless steel sink with single drainer and mixer tap, plumbing for dishwasher, built-in double oven, built-in four ring gas hob with extractor hood over, double glazed lead effect window to side, radiator, tiled flooring, patio door, door to:

UTILITY ROOM 3.05m {10'} x 2.60m {8'7"}

Fitted with a matching range of base and eye level units with worktop space over, plumbing for washing machine, space for fridge and freezer, window to rear, tiled flooring, floor mounted boiler.

REAR PORCH

Window to rear, external door to side.

FIRST FLOOR

LANDING

Double glazed lead effect window to rear, radiator, coving to ceiling, door to:

MASTER BEDROOM 3.99m {13'1"} x 3.88m {12'9"}

Double glazed lead effect window to front, fitted bedroom suite with a range of wardrobes, radiator, door to:

EN-SUITE BATHROOM

Fitted with three piece suite comprising corner bath with shower attachment and mixer tap, pedestal wash hand basin and WC, full height tiling to all walls, obscure double glazed window to side, radiator.

BEDROOM 2 4.36m {14'4"} x 2.76m {9'1"}

Double glazed lead effect window to front, fitted bedroom suite with a range of wardrobes, radiator, feature fireplace.

BEDROOM 3 4.30m {14'1"} x 2.54m {8'4"}

Double glazed lead effect window to side, fitted double wardrobe and matching drawers, radiator.

BATHROOM

Fitted with four piece suite with corner bath, pedestal wash hand basin, recessed shower area with shower and WC, part tiled walls, obscure double glazed window to side, radiator.

BEDROOM 4 3.44m {11'3"} x 2.60m {8'7"}

Double glazed lead effect window to front, radiator.

EXTERNAL

Set in good sized landscaped gardens with paved, lawned and planted areas. Driveway with off road parking space for multiple vehicles leading to a two storey coach-house incorporating a garage and two large store rooms with further space available at first floor level.

