

**5 Bedroom(s), Detached House, Freehold**

**Chevercourt, Nutwell Lane, Old Cantley.**



- 3D Virtual Tour Available
- Annex with private bathroom and living space
- 5 bathrooms
- Drive allowing for multiple cars to park
- Potential income to be made from annex

- Three Storey Detached Family Home
- Highly desirable location
- 5 double bedrooms
- Generous gardens

**£450,000**  
**For Sale**

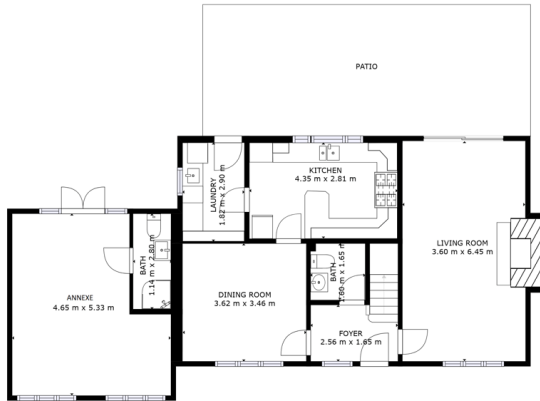
*Book your viewing today* Tel: 01302 247754

## Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... A beautifully decorated, charming detached property located in the highly desirable location of Old Cantley. Benefitting from an abundance of living space, 5 double bedrooms, 5 bathrooms and generous gardens, this home is perfect for a growing or extended family. The property features a self contained annex, with its own entrance to the rear of the property. The annex comprises of bedroom space, living space, and its own private bathroom. The current owners have capitalised on this brilliant asset by renting this space out through Airbnb, thus generating an income. Homeworkers, self employed businessowners and others alike could also benefit from this amazing feature by turning it into a work space, away from the hustle and bustle of the family home. Located to the rear of the property you have private enclosed, tranquil gardens which occupy the sun for hours, as well as country views of the surrounding fields. Viewing of this property is essential to appreciate the true size and quality on offer.

## Ground Floor

### Floor Plan



GRAND TOTAL AREA  
FLOOR 1: 35.10 m<sup>2</sup>, FLOOR 2: 65.10 m<sup>2</sup>  
FLOOR 3: 35.10 m<sup>2</sup>, EXCLUDED AREAS:  
PATIO: 37.10 m<sup>2</sup>, REDUCED PENETRATION BELOW 1.50 m: 8.10 m<sup>2</sup>  
TOTAL: 142.10 m<sup>2</sup>

FLOOR 1

Matterport

### Kitchen Diner



### Utility Room



### Lounge





**Dining Room**



**Ground Floor W/C**



**Annex**

**Guest Room**

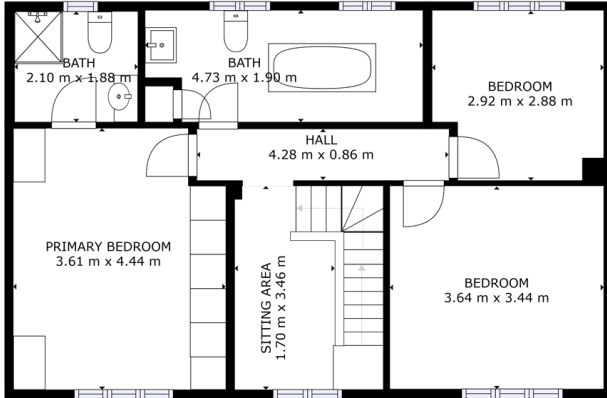


**En Suite**



**First Floor**

## Floor Plan



FLOOR 2

GRAND INTERNAL AREA  
 FLOOR 1: 35.10 m<sup>2</sup> FLOOR 2: 65.10 m<sup>2</sup>  
 FLOOR 3: 35.10 m<sup>2</sup> EXCLUDED AREAS:  
 PART 37: 16.2 m<sup>2</sup> PART 38: 16.2 m<sup>2</sup>  
 TOTAL: 132.10 m<sup>2</sup>  
 SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



## Second Bedroom



## En Suite



## Third Bedroom



## Fourth Bedroom



## Family Bathroom

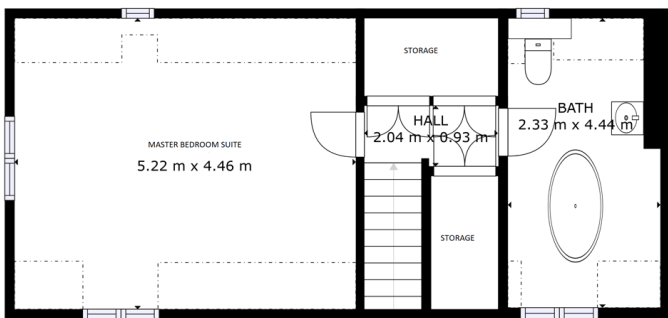


## Master Bedroom



## Second Floor

### Floor Plan



FLOOR 3

GROSS INTERNAL AREA  
FLOOR 1: 70.14 sq. m; FLOOR 2: 80.14 sq. m;  
FLOOR 3: 35.14 sq. m; EXCLUDED AREAS:  
PARTS OF FLOOR 2, REDUCED PENETRATIONS BELOW 0.100 m;  
TOTAL: 185.42 sq. m

Matterport

## Bathroom



## External

## Front Aspect



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.

## Rear Garden

### Property Information

Council Tax Band - E

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - 8 years ago

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 8 years ago

Boiler Location - Utility Room

Approximate Electrical System Installation Date - 8 Years

Approximate Electrical System Test Date - 8 Years

Fires/Heaters - Gas

Permanent Loft Ladder - N/A

Loft Insulation - N/A

Loft Boarded out - N/A

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

## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 