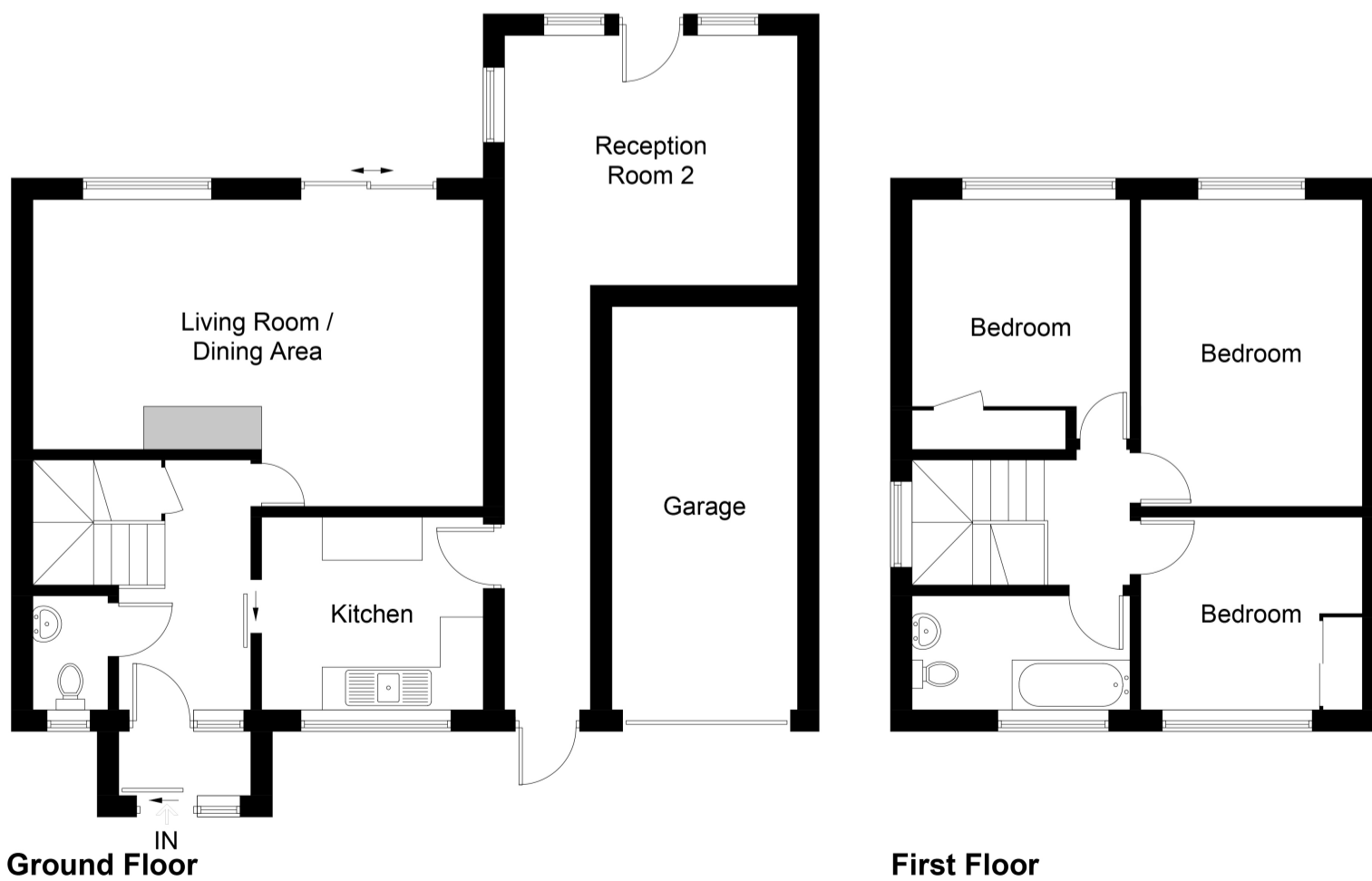




### 43 Sunnymede Road

Approximate Gross Internal Area = 116.6 sq m / 1255 sq ft  
 Garage = 14.7 sq m / 158 sq ft  
 Total = 131.3 sq m / 1413 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	44	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

For illustrative purposes only. Not to scale. ID1077744  
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
 Floor Plan Produced by EPC Provision



Offered for sale with no onward chain, this spacious, extended three Bedroom detached family home offers huge opportunity for those looking to modernise and potentially extend (subject to planning permission) to their own design and taste. Sitting in a corner plot on this favoured, non-estate road and well located for access to schools, the town centre, public transport links and local parkland, the well balanced accommodation briefly comprises; Entrance Porch, Entrance Hall, Kitchen, Sitting Room, Dining Room/2nd Reception Room and Rear Lobby, three good sized Bedrooms and Family Bathroom. Outside, there are enclosed, mature Gardens to the front and rear, along with driveway parking for three cars and a Garage.



## ROOM DESCRIPTIONS

### Entrance Porch

Entered via UPVC double glazed sliding patio doors. Wood effect vinyl flooring. Double glazed door with window to side to Entrance Hall.

### Entrance Hall

Stairs rising to first floor accommodation with useful storage cupboard below. Doors to; Cloakroom, Kitchen and Sitting/Dining Room.

### Cloakroom

Fitted with a white suite comprising; low level W.C and pedestal wash hand basin with tiled splashbacks. Window to front.

### Kitchen

10' 2" x 8' 9" (3.10m x 2.67m)

Fitted with a range of wall and base units with roll edge work surfaces over with inset stainless sink and double drainer with mixer tap and tiled splash backs. Gas oven with eye level grill and spaces for fridge/freezer and washing machine. Vinyl flooring and window to front. Door to Rear Lobby.

### Rear Lobby

Two storage cupboards. Double glazed door to front aspect of property. Door to Dining Room/2nd reception Room.

### Dining Room/2nd Reception Room

18' 1" x 13' 7" max (5.51m x 4.14m max)

Rear wall comprises central glazed door with windows either side and high level windows to the front aspect. Radiator.

### Sitting Room

20' 8" x 13' 8" max (6.30m x 4.17m max)

Fireplace with tiled surround and fitted gas fire. Radiator. Window and sliding patio door to rear.

### Landing

Large picture window to side. Loft access. Doors to all Bedrooms and Family Bathroom.

### Bedroom 1

14' 1" x 10' 2" (4.29m x 3.10m)

Wall light and radiator. Window to rear.

### Bedroom 2

10' 0" x 9' 7" (3.05m x 2.92m)

Built in cupboard housing immersion tank. Radiator and window to rear.

### Bedroom 3

Fitted wardrobe. Radiator and window to front.

### Bathroom

10' 0" x 5' 3" (3.05m x 1.60m)

Fitted with a white suite comprising; walk in seated bath with mixer tap plus a range of vanity units with inset basin and concealed cistern low level W.C.. Heated towel rail. Window to front.

### Front Garden

Enclosed by low wall and natural hedging, this mature garden is predominantly laid to a well maintained, shaped lawn with well stocked borders and central specimen tree. Tarmac driveway with parking 2/3 cars. Pathway to house.

### Garage

Up and over door to front of property. Cold water tap and power connected.

### Rear Garden

Fully enclosed by timber panel fencing with secure gated access to front. Predominantly laid to lawn with deep, shaped mature borders. Central flower bed.

### Tenure & Council Tax Band

Tenure - Freehold

Council Tax Band - D

