





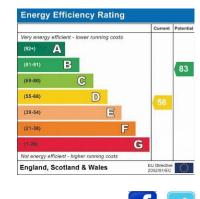




Book a Viewing

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Guide Price £425,000 Freehold

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What the agent says... ",,

This detached 3/4 bedroom home is located in a convenient position, being just a short walk to village shops as well as the highly desired Rose Green Junior and Infant School.

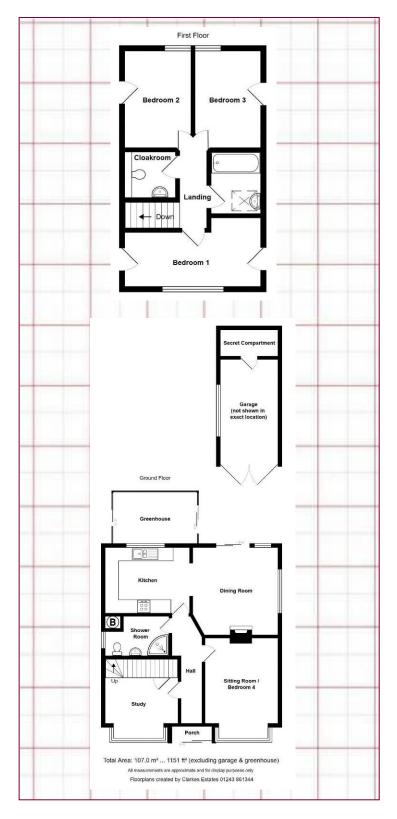
The accommodation comprises a porch, leading into the entrance hall, a modern kitchen which is open to lovely reception room which benefits from a wood burning stove and is currently used as a dining room. The dining room has patio doors which overlook to lovely rear gardens. To the front of the house is an attractive sitting room, which has previously been used as a downstairs master bedroom. There is also a wellappointed shower room with plumbing for a washing machine and a study with stairs to the first floor.

The first-floor landing provides access to the three upstairs bedrooms. There is a larger front bedroom with wardrobe recess and access to the eaves storage and two rear single bedrooms which could be easily remodelled into a larger double bedroom if required. Finally, upstairs there is a bathroom with a shower over the bathtub and a separate cloakroom.

Externally, the front of the property is well screened by mature hedging for privacy with a gravel area providing ample parking for several large vehicles. Double gates at the side lead to the rear garden and workshop/home office which benefits from power and lighting, with fitted workbenches and an outside tap. There is an attractive paved seating area, a lawn and established shrub and flower border. There is also a lean-to greenhouse/garden room with power.

Overall, this family home offers flexible accommodation to suit the needs of an incoming buyer. It is presented in good condition and has been tastefully updated over the years whilst retaining much of the character and charm. A viewing is highly recommended to fully appreciate everything this home has to offer.

- Flexible Accommodation
- Open Plan Kitchen/Reception
 Room
- Sitting Room/4th Bedroom
- Greenhouse/Garden Room
- Garage & Off Road Parking





Accommodation

Ground Floor

Hallway: 15' 10" x 3' 1" (4.84m x 0.94m) Sitting Room: 14' 8" x 11' 7" (4.48m x 3.54m) Shower Room: 9' 6" x 5' 10" (2.91m x 1.80m) Kitchen: 12' 7" x 9' 9" (3.86m x 2.98m) Dining Room: 13' 2" x 12' 8" (4.02m x 3.88m) Study: 10' 10" x 9' 7" (3.32m x 2.93m)

First Floor

Landing: 10' 5" x 3' 0" (3.20m x 0.93m) Bedroom 1: 15' 1" x 7' 7" into bay (4.61m x 2.32m) Bedroom 2: 10' 9" x 7' 4" (3.28m x 2.24m) Bedroom 3: 10' 9" x 7' 3" (3.29m x 2.23m) Bathroom: 6' 10" x 5' 6" (2.09m x 1.69m) Cloakroom: 5' 7" x 5' 0" (1.71m x 1.53m)

Lean-to/Greenhouse: 12' 3" x 8' 3" (3.75m x 2.54m) Garage: 15' 5" x 8' 7" (4.72m x 2.62m) With secret compartment 8' 7" x 3' 10" (2.62m x 1.19m)

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Council Tax Band: D