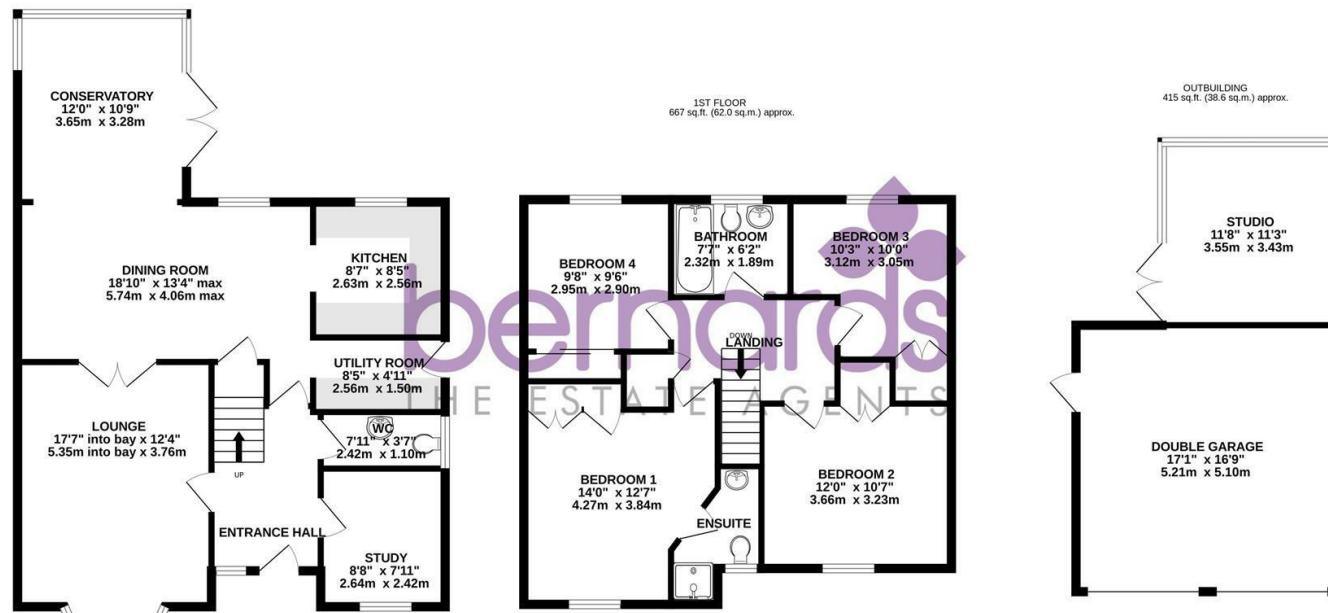


GROUND FLOOR  
825 sq.ft. (76.6 sq.m.) approx.



TOTAL FLOOR AREA: 1907 sq.ft. (177.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## HIGHLIGHTS

- EXTENDED LARGE DETACHED HOUSE
- FOUR BEDROOMS WITH BUILT IN WARDROBES
- FAMILY BATHROOM AND ENSUITE TO MASTER
- SEPERATE LOUNGE
- OPEN PLAN, KITCHEN/DINING, CONSERVATORY
- UTILITY ROOM AND STUDY
- DOUBLE GARAGE AND A SEPERATE STUDIO
- DRIVeway FOR MULTIPLE VEHICLES
- PRIVATE REAR GARDEN OVERLOOKING WOODLAND
- WALKING DISTANCE TO CAMS HILL SCHOOL

\*\*LARGE FOUR BEDROOM DETACHED HOUSE\*\*

An exceptional and rare opportunity awaits with this extended four-bedroom detached house, nestled within the highly esteemed development close to Cams Hill School. The property boasts immaculately presented internal accommodation, meticulously altered and extended to meet contemporary living standards.

As you enter the home you are greeted with a large bright hallway making the perfect first impression. The ground floor comprises an cloakroom, study, and lounge, along with the focal point of the home - an open-plan modern fitted kitchen/diner/family room. This area seamlessly blends functionality with style, offering a perfect space for both everyday living and entertaining. A utility room adds to the convenience, while the impressive addition of a

conservatory with a double-glazed roof floods the interior with natural light.

Upstairs, the first floor hosts four well-proportioned bedrooms, including the main bedroom with an en-suite shower room, alongside a modern fitted family bathroom.

Externally, the property is equally impressive, with a driveway providing ample parking space, a detached double garage, and a versatile studio - ideal for home workers. The private and sizable westerly facing rear garden offers a peaceful retreat, complete with a wooded aspect.

Given its impressive size and prime location, particularly its proximity to local schools and a short stroll to the shoreline, we strongly recommend reaching out to us today to schedule a viewing!

Call today to arrange a viewing

01329756500

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

**LOUNGE**  
17'6" \* 12'4" (5.35 \* 3.76)

**DINING ROOM**  
18'9" \* 13'3" (5.74 \* 4.06)

**CONSERVATORY**  
11'11" \* 10'9" (3.65 \* 3.28)

**KITCHEN**  
8'7" \* 8'4" (2.63 \* 2.56)

**UTILITY ROOM**  
8'4" \* 4'11" (2.56 \* 1.50)

**W/C**  
7'11" \* 3'7" (2.42 \* 1.10)

**STUDY**  
8'7" \* 7'11" (2.64 \* 2.42)

**BEDROOM ONE**  
14'0" \* 12'7" (4.27 \* 3.84)

**BEDROOM TWO**  
12'0" \* 10'7" (3.66 \* 3.23)

**BEDROOM THREE**  
10'2" \* 10'0" (3.12 \* 3.05)

**BEDROOM FOUR**  
9'8" \* 9'6" (2.95 \* 2.90)

**BATHROOM**  
7'7" \* 6'2" (2.32 \* 1.89)

**STUDIO**  
11'7" \* 11'3" (3.55 \* 3.43)

**DOUBLE GARAGE**  
17'1" \* 16'8" (5.21 \* 5.10)

**COUNCIL TAX BAND F**

**ANTI-MONEY LAUNDERING (AML)**

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

**BERNARDS MORTGAGE & PROTECTION**

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of

lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

## OFFER CHECK PROCEDURE

If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

## REMOVAL QUOTES

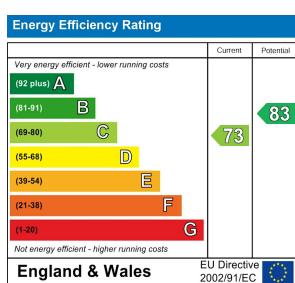
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

## SOLICITORS

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

## TENURE

Freehold



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