



- Detached House
- Garden Room
- Two Garages
- Council Tax Band E / EPC Rating TBC

- 3 Double Bedrooms
- Kitchen / Dining Room
- South Facing Rear Garden

- Lounge
- Bathroom & Separate WC
- Great location & Potential



A spacious and extended, 3 bedroom detached house, situated just a short drive from the schools, shops and the amenities of Broadway. Presented in good condition and set within private and mature gardens, the property offers potential to extend, subject to permissions thereby creating a superb family home to the purchasers own taste and requirements. The Reception Hall has an understair storage cupboard and leads to the 20' Lounge, with coal effect fire set in an attractive surround and door to the Garden Room with polished wood floor and french doors opening to the patio and rear garden. The spacious Kitchen/Dining Room is fitted with a range of oak fronted wall and base units with sink unit, double oven, 5 ring gas hob with extractor over, integral fridge with matching door, gas central heating boiler and sliding patio door to garden. Door to side and door to the twin Garage each with up and over access doors and door to garden. Stairs lead from the hall to the First Floor Landing with access to the spacious, floored loft via a retractable ladder. Bedroom 1 is to the front with Bedrooms 2 and 3 situated to the rear both with storage cupboards The Bathroom is fitted with a pedestal wash basin and paneled bath with mains shower as well as an airing cupboard. There is also a separate WC with low level suite.

Externally, the Front Garden has lawn with driveway parking for several cars. The private South facing Rear Garden has a patio, lawn, mature trees and shrubs.

**Entrance Hall 11'7" x 9'6" (3.550 x 2.906)**

**Lounge 20'7" x 12'11" (6.291 x 3.938)**

**Garden Room 18'5" x 12'1" (5.629 x 3.708)**

**L-shaped Kitchen/Dining Room 18'5" x 12'2" (5.614 x 3.727 )**

**First Floor Landing**

**Bedroom 1 13'0" x 11'0" (3.971 x 3.378)**

**Bedroom 2 13'1" x 9'4" (3.989 x 2.849)**

**Bedroom 3 12'1" x 10'8" (3.688 x 3.273)**

**Bathroom 9'6" x 8'2" (2.904 x 2.508)**

**Separate WC**

**Garage 1 18'7" x 8'0" (5.688 x 2.446)**

**Garage 2 18'6" x 8'3" (5.652 x 2.515)**







Energy Performance: Current E Potential B

Council Tax Band: E

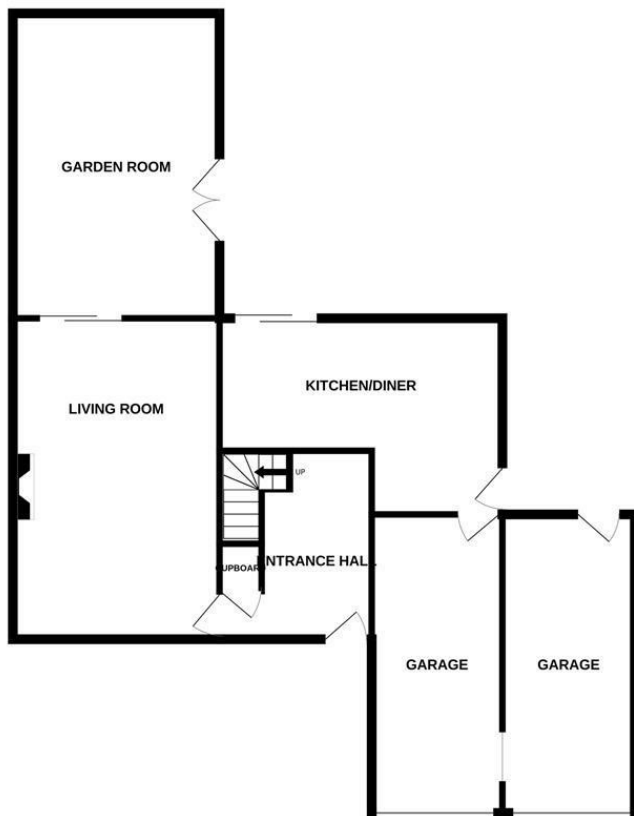
Distance from School:

Distance from Metro:

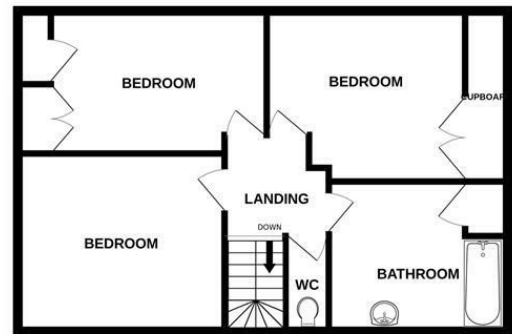
Distance from Village Centre:



GROUND FLOOR



1ST FLOOR



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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