

oakheart



£400,000

Guide Price
Lower Street, Sroughton



Guide Price £400,000-£425,000 Situated in the ever popular village of Sproughton is this versatile five bedroom family home. Having been modernised and extended by the current owners, Cage Cottage offers functional living whilst maintaining traditional heritage. Boasting a double garage, off road parking and close proximity to local amenities; this is a must view property.

On first impressions, Cage Cottage is hard to miss with imposing black weatherboarding across its' frontage. A stable door opens to a small vestibule and provides access to all accommodation. The quaint sitting room is spacious yet cosy with an open fire place and exposed

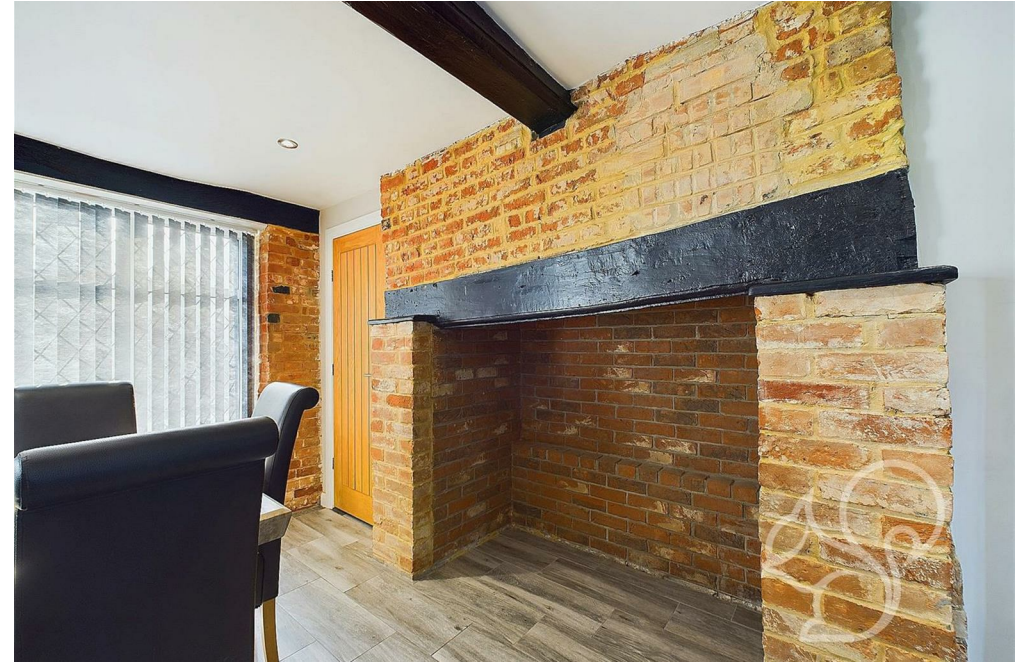
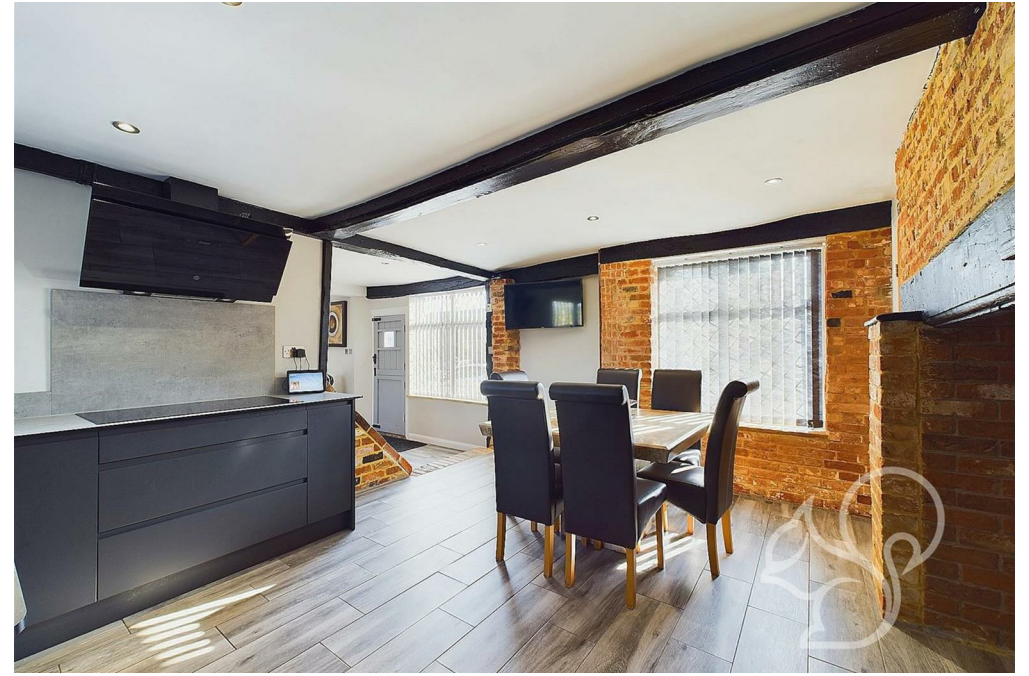
timber beams. A substantial sun room adjoins the sitting room and makes a perfect home office or additional reception room. The kitchen/dining is very well sized with a feature exposed brick fireplace. Leading through the modern kitchen is the considerable extension, completed in the last few years. There is no end of potential, from a self contained annexe to additional bedrooms. At current, a large snug area with bi folding doors and infrared radiators creates a separate hosting area. A smaller bedroom is used as a fifth bedroom however there is the electrical capacity to make this into a kitchenette. A larger bedroom is to the front aspect and enjoys a modern ensuite with walk in shower.

To the first floor are three well proportioned bedrooms and the family bathroom. The main bedroom to this floor is extremely spacious with built in wardrobes and ample floor space for furniture. Bedrooms three and four offer good size floor space. The family bathroom completes the accommodation with P-shaped panelled bath and overhead shower.

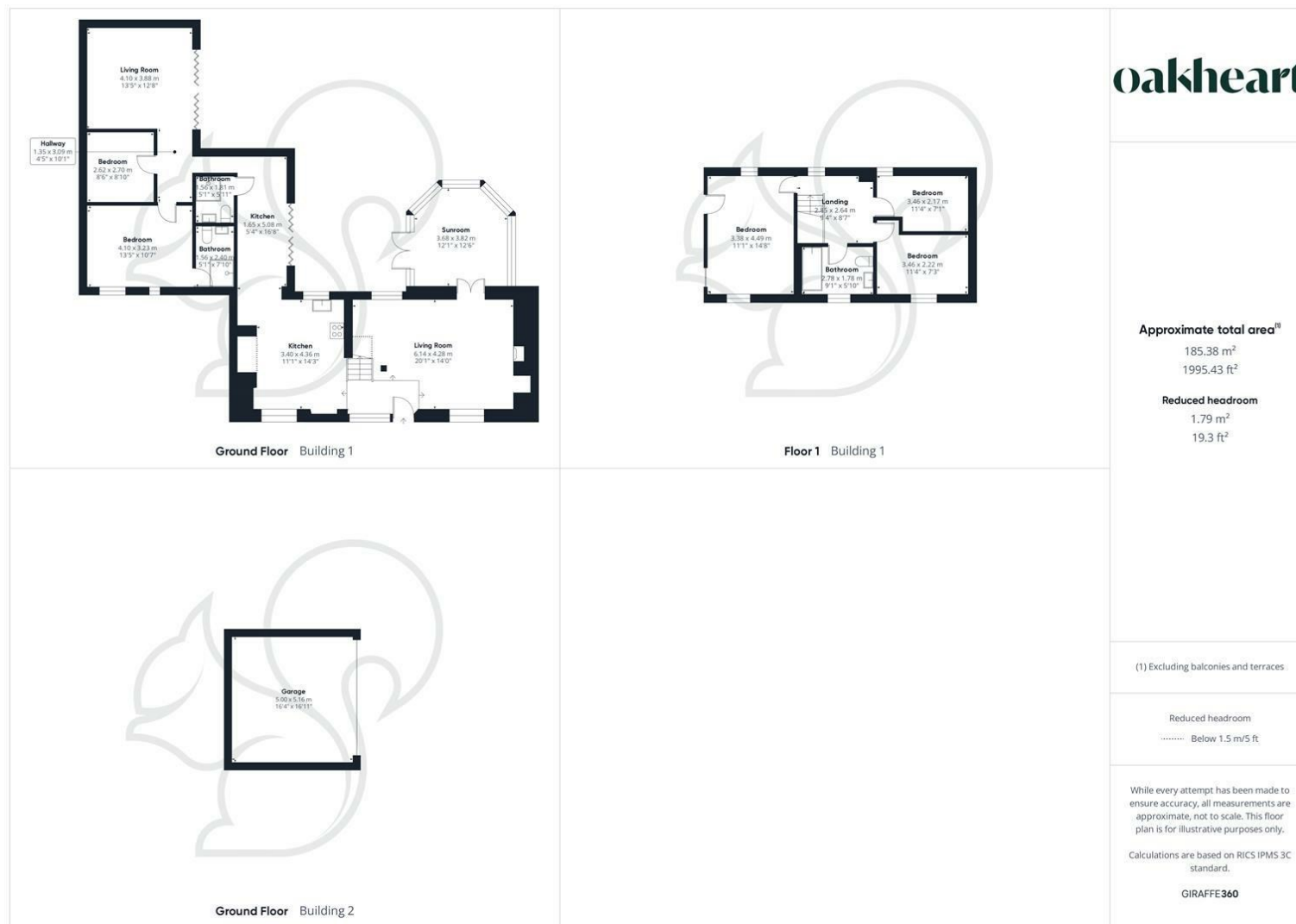
The rear garden abuts open greenery and has a pleasant seating area which can be accessed from the kitchen, snug and sun room. To the front is off road parking for two vehicles and access to the double garage, equipped with power and lighting.











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Local Authority:

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	65	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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