



- 3 bedroom detached.
- Quiet central village location.
- Corner plot with "secret garden".
- Potential to modernise/extend (STPP).
- Double garage and driveway.
- Chain Free.
- Large lounge.
- Downstairs bedroom and bathroom.
- Dining room and separate breakfast kitchen.

Number 6 Park Dale is located in a super spot, at the end of the road, with virtually no passing traffic, with a generous corner plot, including a secret garden!

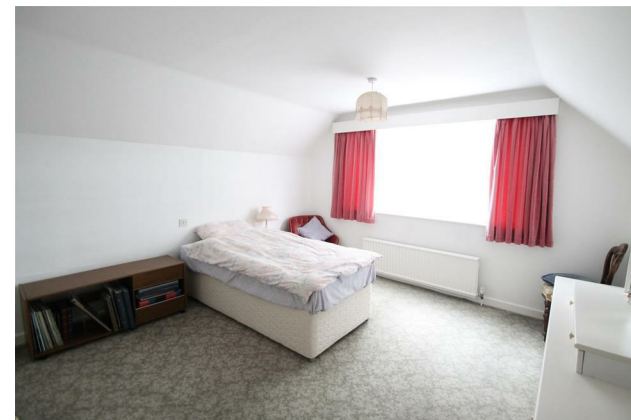
Currently, this property comprises a lounge, dining room, breakfast kitchen, downstairs bedroom and bathroom and two further bedrooms upstairs. The layout is already ideal for an early downsize, with two upstairs bedrooms, perfect for when friends or family come to stay, equally as time passes on, the downstairs bedroom and bathroom will mean you never need to move again.

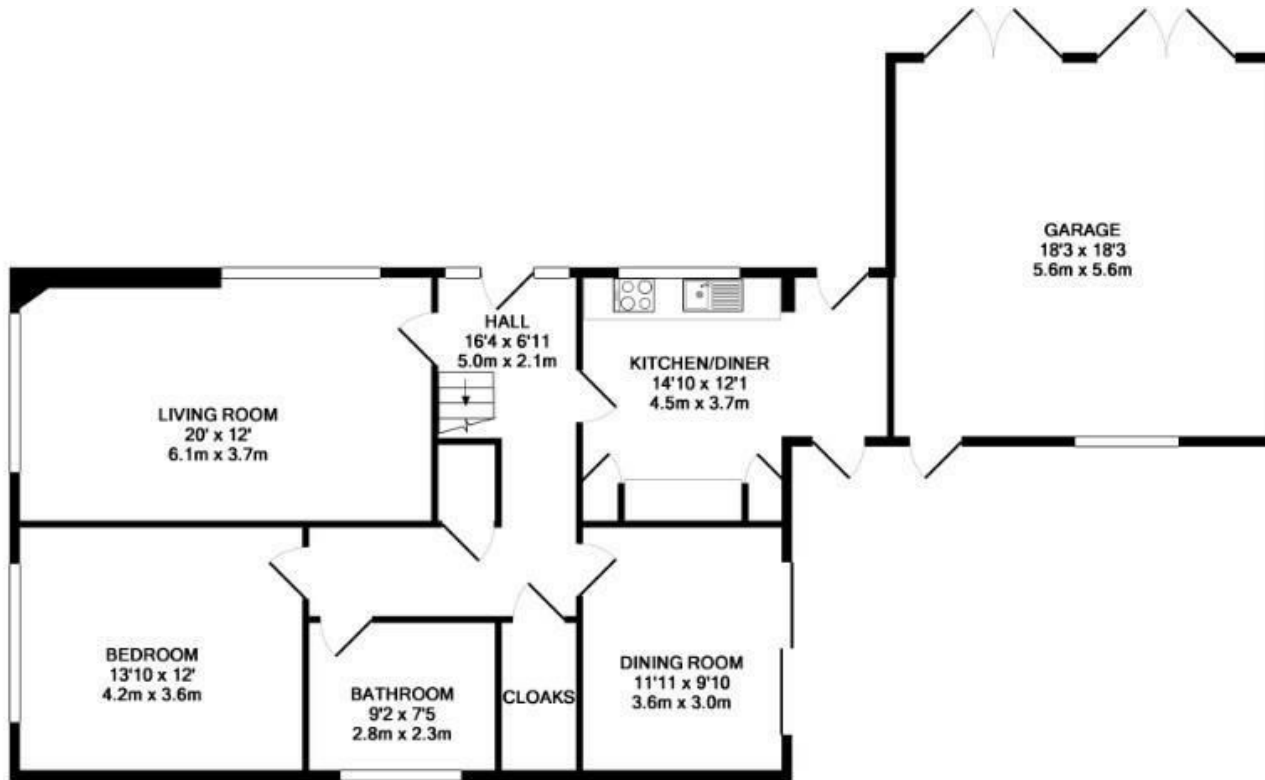
Alternatively, a family may knock down walls and re-model and or extend (all subject to the necessary permissions of course).

To the exterior of the property, there is a large double garage, again it's all about the needs of the next owners, perfect as it is or further potential for extension/expansion. The plot wraps around the property, with a gorgeous secret garden - perfect for kids or grandkids to roam or to plant some fruit and veg perhaps?

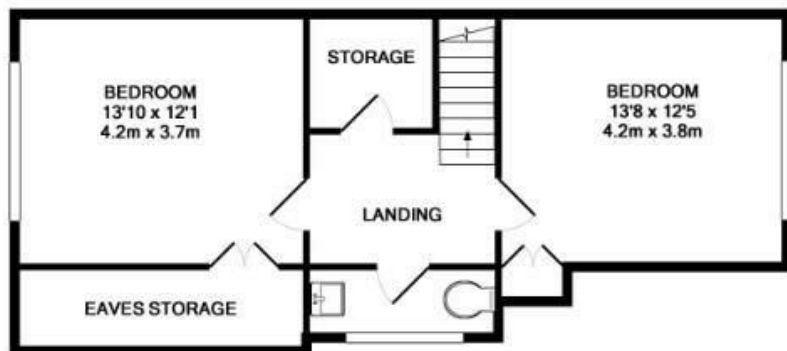
The location of this property is second to none, in the centre of the village within easy walking distance of the school, shops, library and train station - perfect!

It has to be recognised that the brown bathroom suite will not be to everyone's tastes and the next owners are sure to redecorate to their own tastes -but it's a great opportunity to create a superb home in a brilliant location.





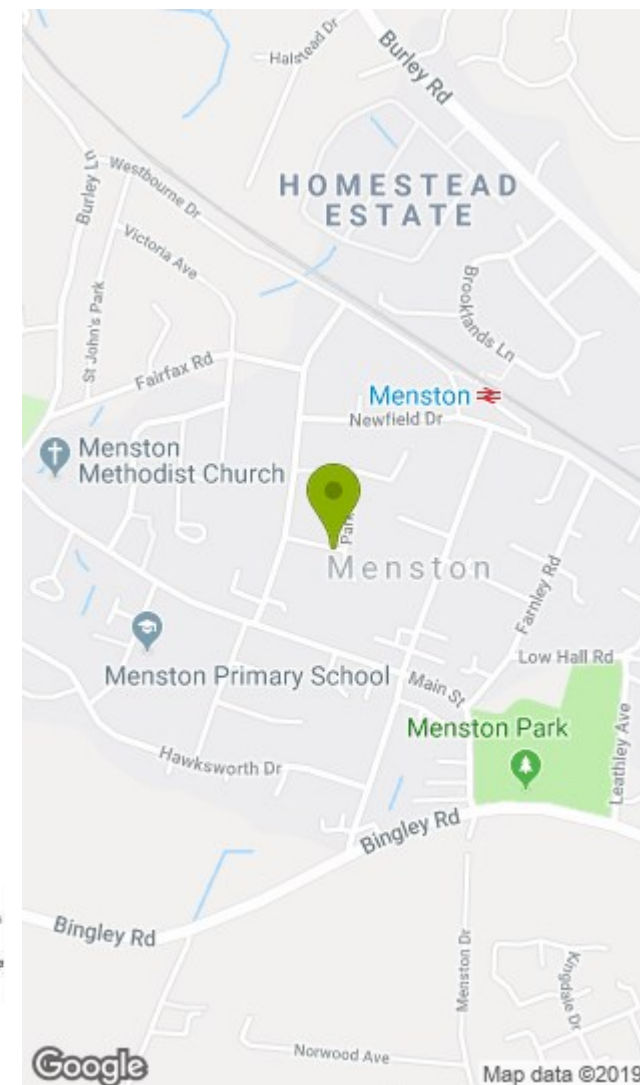
GROUND FLOOR
APPROX. FLOOR
AREA 1244 SQ.FT.
(115.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 534 SQ.FT.
(49.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1779 SQ.FT. (165.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	78
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	61	75
EU Directive 2002/91/EC		
England & Wales		

