



- Immaculate family home
- Central, peaceful location
- Open plan lounge/dining room
- Beautiful fitted kitchen
- Utility and downstairs cloakroom
- Recent extension with bi fold doors
- Bathroom with separate bath and shower
- Three bedrooms
- Attic room/ Office
- Garage and driveway

This 1950's house is set back a little from the road, with a useful entrance porch; this is a cheerful house which it would be a pleasure to return to at the end of a working day.

The hallway is carpeted, with a door to the left to the lounge, and straight ahead to the kitchen.

The lounge has a large window overlooking the front garden making it a light room, with its comfy carpet underfoot and lovely feature stone fireplace it is a homely and welcoming room.

The kitchen is super, with oodles of storage and workspace, with a really pleasant outlook over the rear garden; it is a great hub for this home. The dining room is adjacent, perfectly positioned, and impeccably maintained, as is the entirety of this home. There is also a utility room and downstairs cloakroom- a brilliantly practical area!

Accessed from the dining room is a very recently added extension, with bifold doors directly to the garden, it is ideal as a playroom- perfect for any family.

The amount of living accommodation is generous for a property of this type.

Up the stairs to a landing which provides access to three bedrooms, a family bathroom and step ladder access to the attic, which is fully boarded with Velux windows currently used as a home office, perfect.

There are two good sized double bedrooms and a single bedroom which is a good size- certainly not a box room.

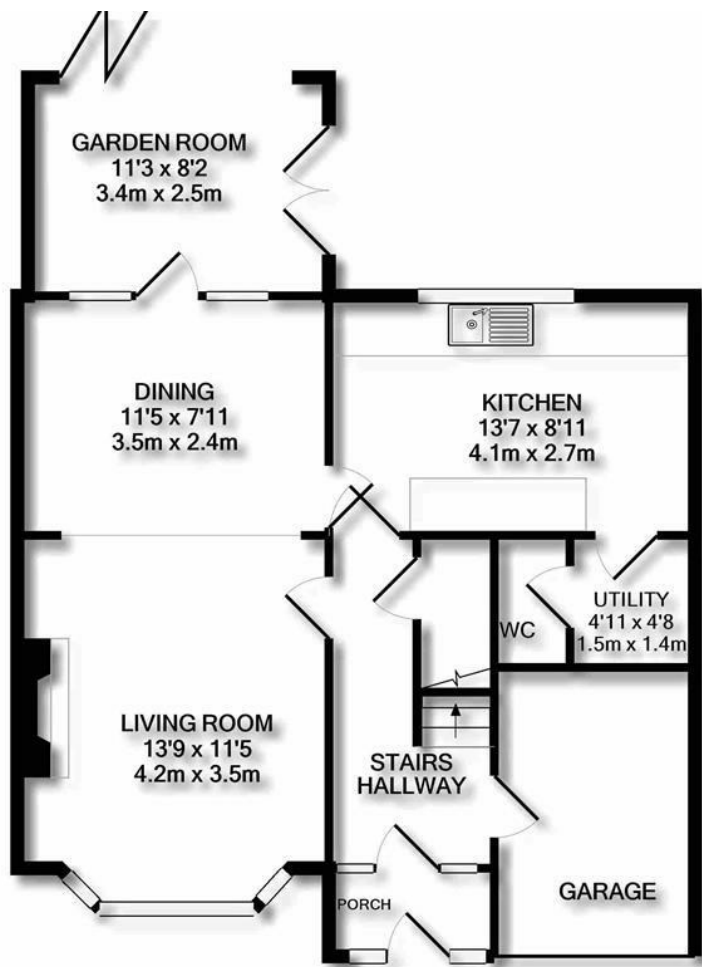
The bathroom has been fitted with high quality fittings, it is white, contemporary and both a separate shower and bath, it is the perfect fit for the available space.

To the exterior of the property the garden is great, ideal for children and adults alike, with space for children to play whilst their parents relax on the patio.

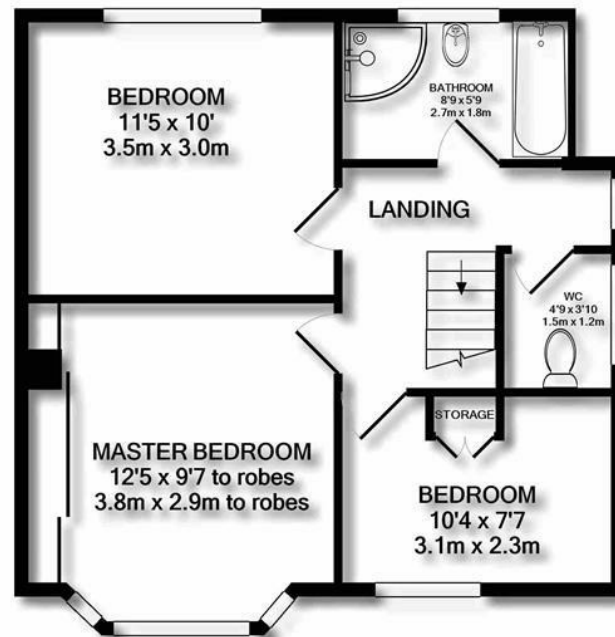
The practical garage and driveway mean there is no trouble parking and plenty of space to lock up for bicycles and other treasured possessions.

This is a lovely family home made exceptional by the amount of living accommodation but also the garden which is a lovely size. This is a house which ticks so many boxes, at a really reasonable price, in a great village!

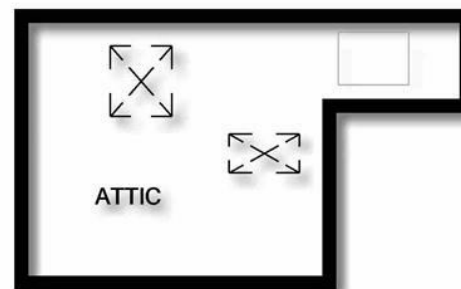




GROUND FLOOR



1ST FLOOR



ATTIC



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
Made with Metropix ©2020

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		
	EU Directive 2002/91/EC	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		
	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales		

