



Offers Over £299,999

NO CHAIN *FOUR/FIVE BEDROOMS* *MULTIPLE RECEPTION ROOMS* *QUIET CUL-DE-SAC* *FAMILY HOME* *GARDENS & PARKING* *GARDEN ROOM/OFFICE/BAR* *PART EXCHANGE INVITED*

Townend Estate Agents offer for sale this splendid detached house. Located on a quiet cul-de-sac, with four generously sized bedrooms.

PART EXCHANGE INVITED: If you are looking to upsize our vendor is looking to downsize and could take your property in part exchange, ask for details!

The house boasts two inviting reception rooms, perfect for relaxation or entertaining, and a converted garage that has been transformed into a versatile studio room, serving as bedroom 5 / additional reception area or a creative space. The heart of the home is undoubtedly the modern kitchen, which is well-equipped and designed for both functionality and style. The three contemporary bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household.

Outside, the property continues to impress with a charming summer house that can serve as an office, bar, or simply a delightful retreat for leisure activities. The outdoor space is perfect for enjoying the fresh air, whether it be for family gatherings or quiet evenings.

Parking is a breeze with space for two vehicles, adding to the convenience of this lovely home. The peaceful surroundings of the cul-de-sac provide a safe environment for children to play and for families to enjoy a sense of community.

The property comprises briefly: Entrance, Lounge, Dining-Room, modern Kitchen with breakfast bar and a range of integrated appliances & utility room, additional reception room/studio room, cloaks W/C. Upstairs are four bedrooms, the master with en-suite, separate family bathroom. Externally to the rear is a landscaped garden with patio area and faux lawn, along with fantastic summer house/bar/office space.

Greenspace leasehold: £338 pa.

Ground rent: £80 pa.

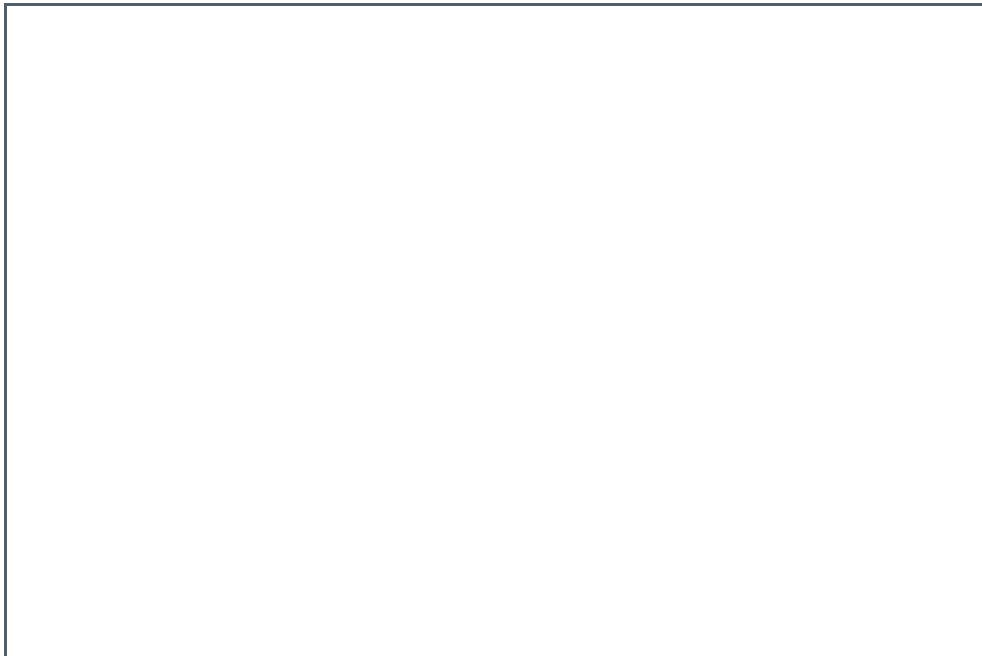
Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

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