



**£335,000**

**\*EXTENDED DETACHED\* \*THREE BEDROOMS\* \*TWO RECEPTION ROOMS\* \*ORANGERY\* \*IMMACULATELY PRESENTED\* \*FAMILY HOME\* \*GARDENS & PARKING\* \*QUIET CUL-DE-SAC LOCATION\* \*GARAGE\* \*MASTER EN-SUITE\***

Townend Estate Agents offer for sale this extended detached house, presenting an exceptional opportunity for growing families seeking both space and comfort. With three well-proportioned bedrooms and three modern bathrooms, this property is designed to accommodate the needs of a busy household.

Upon entering, you are greeted by two inviting reception rooms, perfect for both relaxation and entertaining guests. The highlight of this home is undoubtedly the fantastic orangery, which floods the space with natural light and offers a delightful view of the garden, creating a serene atmosphere for family gatherings or quiet evenings. The property boasts ample outdoor space, including a well-maintained garden that provides a safe haven for children to play and for adults to unwind. Additionally, the garage and parking facilities for up to three vehicles ensure convenience for the whole family. This home is ideally situated in a friendly community, making it a perfect choice for those looking to settle in a welcoming environment. With its spacious layout and thoughtful design, this property is not just a house; it is a place to call home. Do not miss the chance to make this wonderful house your own.

Ask us about....

**AUCTION**

**CONVEYANCING**

**MORTGAGES**

**SURVEYS**



## Sorrin Close, BD10

Approximate Gross Internal Area = 104.4 sq m / 1124 sq ft



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

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