



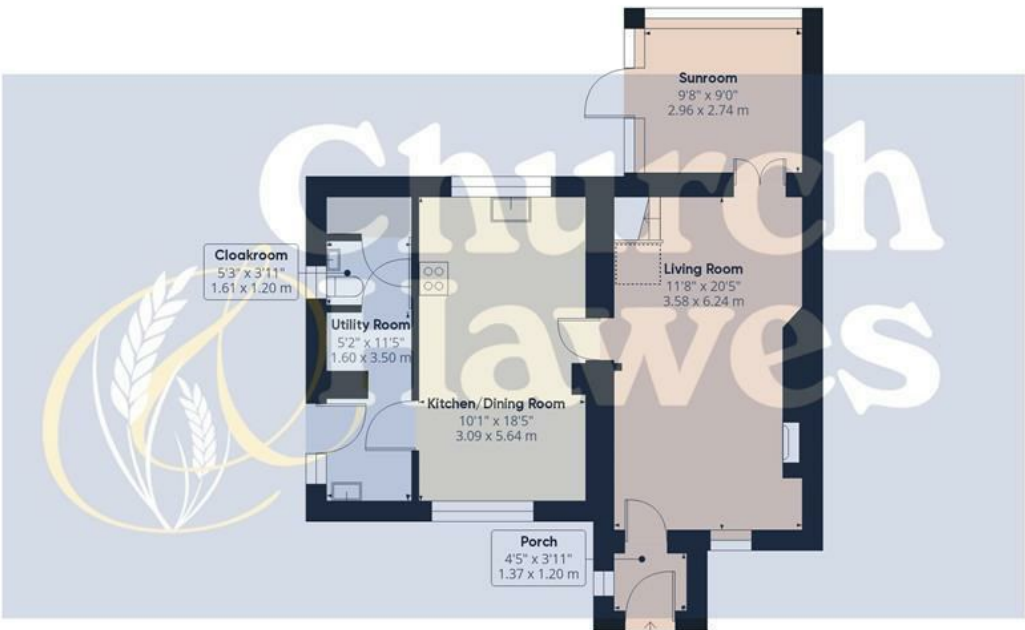
32 Broad Street Green Road, Great Totham , CM9 8NX
Price £425,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

A CHARMING, EXTENDED SEMI DETACHED HOME LOCATED ON BROAD STREET GREEN ROAD. This well presented property features Three First Floor Bedrooms with En-Suite to Bedroom 1 in addition to the Family Bathroom. The extensive Ground Floor is accessed from the Entrance Porch and comprises a Living Room (with recently fitted log burner) and Garden Room to the rear overlooking the west facing Garden. The property also benefits from a modern dual aspect Kitchen/Dining Room with adjoining Utility Room which also affords access to the Ground Floor Cloakroom. Externally, this home boasts an extremely generous Driveway to the front and a private Rear Garden. The property features oil fired central heating with the boiler and oil tank located in the Garden. EPC: D, Council Tax: C.



Floor 0



Floor 1

Approximate total area⁽¹⁾
1101.96 ft²
102.38 m²

Reduced headroom
6.59 ft²
0.61 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Bedroom 15'2 x 10'8 (4.62m x 3.25m)

Double glazed window to front, radiator, wood effect flooring, fitted wardrobes.

En-Suite 7'2 x 5'1 (2.18m x 1.55m)

Obscure double glazed window to side, shower unit with hand held attachment and rainfall shower, heated towel, wash hand basin with mixer tap and vanity unit, low level w.c., tiled to walls and floor.

Bedroom 10'2 x 9'8 (3.10m x 2.95m)

Double glazed window to front, radiator, wood effect flooring, fitted wardrobes.

Bedroom 10'1 x 8'3 (3.07m x 2.51m)

Double glazed window to rear, radiator, fitted storage cupboard.

Bathroom 7'0 x 6'1 (2.13m x 1.85m)

Obscure double glazed window to rear, Panelled bath with mixer tap, shower above and shower screen, low level w.c., wash hand basin with mixer tap and vanity unit, heated towel rail, tiled to walls and floor.

Landing

Double glazed window to rear, acces to loft, stairs down to:

Living Room 20'5 x 11'8 (6.22m x 3.56m)

Double glazed window to front, wood effect flooring, television point, wood effect flooring, fitted wood burner, door to Kitchen/Dining Room and double glazed doors to:

Sunroom 9'8 x 9'0 (2.95m x 2.74m)

Double glazed windows to rear and side, double glazed double doors to side, low level brick wall.

Kitchen/Dining Room 18'5 x 10'1 (5.61m x 3.07m)

Double glazed windows to front and rear, Kitchen

area comprising, range of matching units, black and glitter laminate work surface with inset 1 1/2 bowl stainless steel sink/drainage unit, four ring electric hob with extractor, chest level double oven, tiled floor extending to dining area.

Utility Room 11'5 x 5'2 (3.48m x 1.57m)

Double glazed window to side, part double glazed door to side, stainless steel sink drainer with mixet tap and tiled splash backs, space and plumbing for washing machine, space for fridge/freezer, further fitted units, door to:

Cloakroom 5'3 x 3'11 (1.60m x 1.19m)

Obscure double glazed window to side, low level w.c., wash hand basin with mixer tap and vanity unit, radiator, full length storage cupboard, tiled floor.

Rear Garden

Range of paved seating areas, timber shed, oil tank and boiler, outside tap, remainder laid to lawn, fenced to boundaries, timber gate to:

Frontage

Driveway parking for a number of vehicles, shingle area to one side, lawned area with planting borders to the other side, access to Entrance door,

Agents Notes

These particulars do not constitute any part of an offer o r contract. All measurements a r e approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy him/herself as to the correctness of such

statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

