



**Ridgeland Sambourne Lane
Astwood Bank, B96 6EP**

Offers over £365,000

**** Astwood Bank ** Three Bedrooms ** Generous Living Spaces ** Detached Double Garage ** Envidable Position ** Private Garden ** Set on a private drive off Sambourne Lane, this well-presented three-bedroom semi-detached home features generous living space, a detached double garage, and a private rear garden with access from the kitchen. Upstairs offers three well-proportioned bedrooms, two of which are doubles, along with a family bathroom.**

A useful porch leads into a welcoming hallway, with a guest WC positioned to the front. The spacious living room flows through to a separate dining room, offering plenty of space for both relaxing and entertaining.

The kitchen is well arranged with good storage and preparation space and features an external door leading directly to the rear garden—ideal for easy access to outdoor dining or everyday use.

First Floor

Upstairs, there are three well-proportioned bedrooms, two of which are doubles. The third bedroom offers flexibility as a child's room, dressing room, or home office. A centrally located family bathroom serves all three bedrooms.

Outside

The property benefits from a detached double garage, with additional driveway parking in front. The rear garden is private, fully enclosed, and thoughtfully arranged, featuring a paved patio area with gazebo, perfect for outdoor dining or relaxing. The garden is fully enclosed by fencing, making it ideal for families or pets.

Situated in a peaceful and sought-after location off Sambourne Lane, this attractive home combines privacy, practicality, and a desirable position within a popular residential setting.

Porch

Hall

Kitchen

9'11" x 11'10" (3.03m x 3.62m)

Living Room

11'11" x 17'7" (3.65m x 5.38m)

Dining Room

8'7" x 14'6" (2.62m x 4.44m)

Landing

Bedroom 1

11'11" x 8'9" (3.65m x 2.67m)

Bedroom 2

11'11" x 8'5" (3.65m x 2.58m)

Bedroom 3

9'11" x 5'3" (3.04m x 1.61m)

Bathroom

6'11" x 6'3" (2.13m x 1.92m)

Double Garage

19'2" x 17'7" (5.85m x 5.37m)

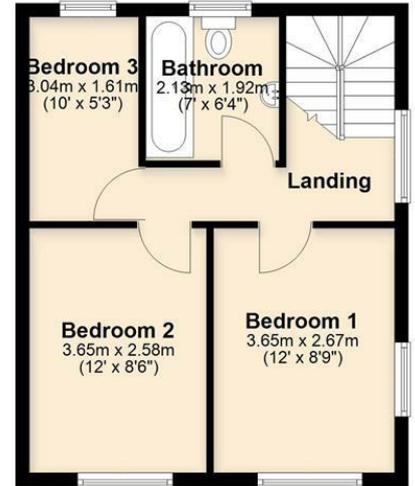
Ground Floor

Approx. 86.5 sq. metres (931.3 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.4 sq. feet)



Total area: approx. 122.8 sq. metres (1321.6 sq. feet)



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			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	