



ESTATE AGENTS

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Price £565,000

PCM Estate Agents are delighted to bring to the market an opportunity to purchase this particularly well-presented THREE DOUBLE BEDROOM DETACHED HOUSE. Offered to the market CHAIN FREE and located in this popular position BACKING ONTO PLAYING FIELDS and within easy reach of shopping facilities at Little Common.

Offering OPEN PLAN ACCOMMODATION and enjoying GOOD SIZED ACCOMODATION throughout including a DOUBLE ASPECT LOUNGE, OPEN PLAN KITCHEN-DINING ROOM, double glazed conservatory and DOWNSTAIRS CLOAKROOM complimented by THREE DOUBLE BEDROOMS each with BUILT IN WARDROBES, an EN SUITE SHOWER ROOM and a master bathroom. To the rear there is a LOEVLY AND WELL-MAINTAINED MATURE GARDEN backing onto playing fields, whilst to the front there is OFF ROAD PARKING, GARAGE and space for a further garage or extension subject to the necessary consents.

This property offers LOVELY FAMILY ACCOMMODATION in a great setting and must be viewed to be fully appreciated.

DOUBLE GLAZED FRONT DOOR

Leading to:

ENTRANCE PORCH

10'2 x 7'6 (3.10m x 2.29m)

Double glazed windows to front and side, further door with glazed panel to side opening to:

ENTRANCE HALL

Two radiators, stairs to upper floor accommodation with under stairs storage cupboard, additional walk-in storage cupboard, wall mounted thermostat control for gas fired central heating, door to garage.

CLOAKROOM

Comprising low level wc, wash basin, double glazed window to side aspect.

LOUNGE

18'3 x 12'5 (5.56m x 3.78m)

Two radiators, fireplace with open chimney suitable for open fire or installation of wood burner, open archway to:

OPEN PLAN L SHAPED KITCHEN-DINER

18'2 max barrowing to 8'8 x 16'7 narrowing to 9'11 (5.54m max barrowing to 2.64m x 5.05m narrowing to 3.02m)

Fitted with a range of wall and base units, worksurfaces, part tiled walls, built in double oven, inset gas hob with cooker hood over, integrated dishwasher, under unit lighting, integrated fridge, double glazed window to rear aspect. Dining area with two radiators, tiled flooring, double glazed door to the side, double glazed double doors opening to:

CONSERVATORY

12' x 11'8 (3.66m x 3.56m)

UPVC double glazed with wall light points, overlooking the rear garden and having double doors to the side aspect.

FIRST FLOOR LANDING

Storage cupboard, radiator, double glazed window to front aspect.

MASTER BEDROOM

16'1 x 11'6 (4.90m x 3.51m)

Built in wardrobes, radiator, sliding double glazed patio door opening to:

SUN TERRACE

Wrought iron balustrade, overlooking playing fields to the rear.

EN SUITE

Fitted with shower cubicle, wc, wash basin, heated towel rail, inset spotlights to ceiling, extractor fan, double glazed window to the side.

BEDROOM TWO

12'5 x 11'7 (3.78m x 3.53m)

Built in wardrobes, radiator, double glazed window to rear aspect.

BEDROOM THREE

12'3 x 7'3 (3.73m x 2.21m)

Built in wardrobes, radiator, double glazed window to front aspect.

BATHROOM

Panelled bath with shower unit over, wash basin, wc, tiled walls and floor, heated towel rail, inset spotlights to ceiling, extractor fan, double glazed window to front aspect.

FRONT GARDEN

Area of lawn with flowerbed, driveway leading to:

INTEGRAL GARAGE

Electrically operated roller door, light and power connected, plumbing for washing machine, wall mounted gas fired boiler, double glazed window to side aspect.

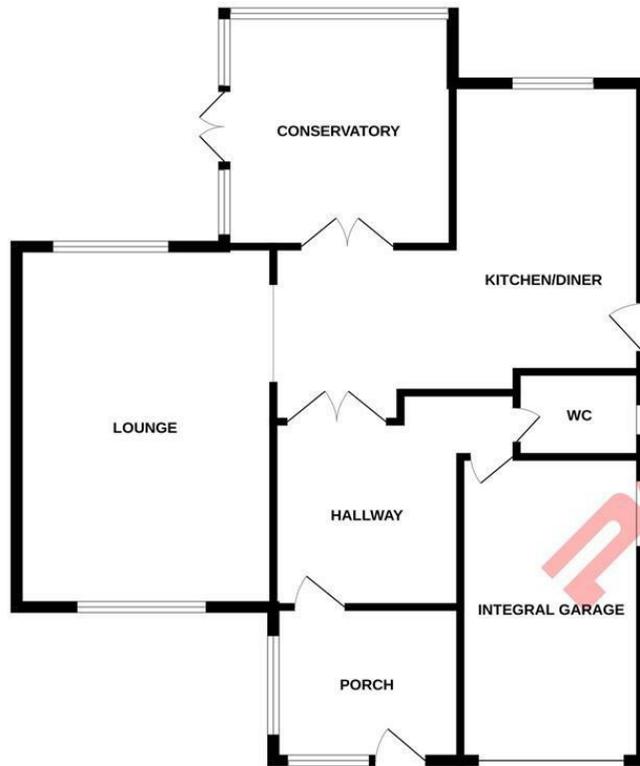
OUTSIDE

To the side of the property there is a patio area currently with shed in situ, also suitable for additional parking and/or extension to the accommodation or garage subject to necessary consents. To the rear there is a full width area of paved patio leading to a level area of lawn, ornamental fish point, seating area, shaped and well-stocked borders with a variety of trees, plants and bushes, further patio area, outside lighting, outside water tap, gated side access, fencing to sides and rear, backing onto playing fields.

Council Tax Band: E



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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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	

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.