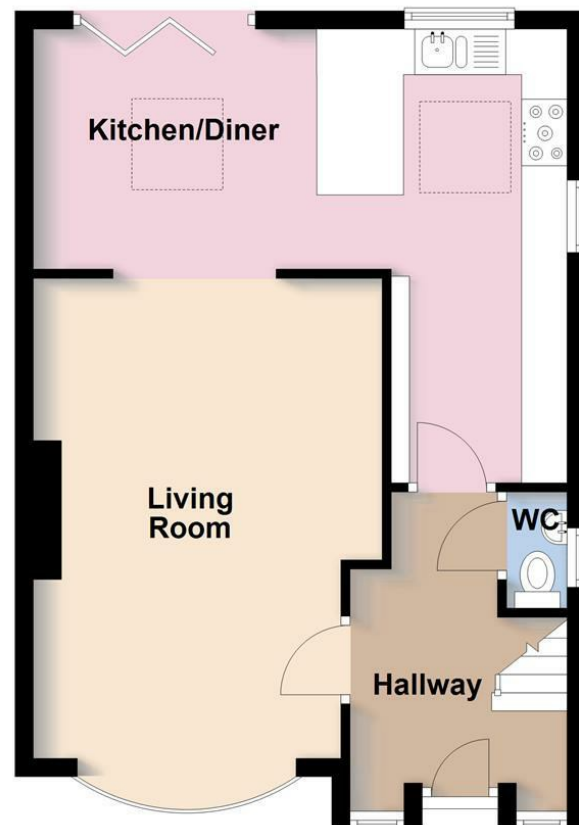




Ground Floor



First Floor



All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.

MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

NO ONWARD CHAIN. This extended and well-presented bay-fronted **THREE-BEDROOM SEMI-DETACHED** home is set back from the road and enjoys views over open fields and surrounding hills to both the front and rear. The property features a spacious **DINING KITCHEN** with bi-fold doors, bay-fronted living room with a multi-fuel burner, ground floor WC, three bedrooms, and a modern bathroom. Externally, there is a gated **DRIVEWAY**, **DETACHED GARAGE**, and an enclosed rear garden backing onto open fields.

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NO ONWARD CHAIN. Enjoys VIEWS over open fields and surrounding hills to both the front and rear this extended and well-presented bay-fronted THREE-BEDROOM SEMI-DETACHED home is set back from the road and features a spacious DINING KITCHEN with bi-fold doors, bay-fronted living room with a multi-fuel burner, ground floor WC, three bedrooms, and a modern bathroom. Externally, there is a gated DRIVEWAY, DETACHED GARAGE, and an enclosed rear garden backing onto open fields.

HALLWAY

Composite door, two uPVC double glazed windows, radiator, wooden flooring, and stairs to the first floor.

LIVING ROOM

17'4 x 12'5 (5.28m x 3.78m)
uPVC double glazed windows, multi-fuel burner, radiator, wood-effect flooring, and open to the:



DINING KITCHEN

16'4 x 19'3 (max) (4.98m x 5.87m (max))
Two uPVC double glazed windows, uPVC double glazed bi-folding doors, fitted wall and base units with a wooden worktop and breakfast bar, five-ring gas hob with extractor fan over, integral oven, ceramic 1.5 bowl sink and drainer with mixer tap, integral dishwasher, radiator, wood-effect flooring, and two double glazed Velux windows.



WC

uPVC double glazed window, WC with push flush, wash basin, and wood-effect flooring.

LANDING

uPVC double glazed window and loft access.



BEDROOM ONE

11'4 x 9'9 (3.45m x 2.97m)
uPVC double glazed windows and radiator.



BEDROOM TWO

7'11 x 10'11 (2.41m x 3.33m)
uPVC double glazed windows and radiator.



BEDROOM THREE

7'6 x 7'11 (2.13m'1.83m x 2.41m)
uPVC double glazed windows and radiator.



BATHROOM

uPVC double glazed window, bath with electric shower over, wash basin with mixer tap, WC with push flush, part tiled walls, and wood-effect flooring.



EXTERIOR

To the front of the property is a lawned garden and a gated tarmac driveway extending down the side of the property, providing access to the detached garage as well as ample off-road parking. To the rear is an enclosed garden with a patio and lawn, backing onto open fields.



GARAGE

21'6 x 11'3 (6.55m x 3.43m)
Double doors, light and power.

NOTES

Tenure: Freehold
Council Tax Band: C
EPC Rating: D