



- THREE BEDROOM SEMI-DETACHED HOUSE
- EN-SUITE TO PRIMARY BEDROOM
- GARDEN OFFICE/BAR
- VERY WELL PRESENTED
- IDEAL FAMILY HOME

- OFF ROAD PARKING
- GROUND FLOOR WC
- LANDSCAPED REAR GARDEN
- CUL-DE-SAC LOCATION
- COUNCIL TAX BAND - C

Offers in excess of £299,999

<https://www.judgeestateagents.co.uk>



A very well presented three bedroom semi-detached house situated within a pleasant Cul-De-Sac on the outskirts of this popular village is offered for sale. Making an ideal family home, this impressive house appreciates an Entrance Hall, WC, Kitchen/Dining Room, Living Room, First Floor Landing, Three Bedrooms with an En-Suite to the Primary Bedroom as well as a Family Bathroom. There is a landscaped and eye-catching rear garden ideal for socializing that is accompanied by a purpose built Office/Bar. From the front there is Off Road Parking.

ENTRANCE HALL

There are stairs leading up to the first floor landing, window to the side aspect, radiator and doors that lead to:

WC

Comprising a low level WC, Wash hand basin, Heated towel rail and a Window to the front aspect.

KITCHEN/DINING ROOM

14'1 x 10'3 (4.29m x 3.12m)

Having a range of wall and base units with work surfaces, integral oven, hob and extractor, plumbing for a washing machine, window to the front aspect, radiator, power points, integral dishwasher and a door that leads to:

LIVING ROOM

17'8 - 14'2 x 15' (5.38m - 4.32m x 4.57m)

Benefiting from a windows to both the rear and side aspects, power points, electric fire with feature surround, radiator, under stairs cupboard and patio doors to the rear garden.

FIRST FLOOR LANDING

There is a window to the side aspect, airing cupboard, loft access, radiator, power point and doors that lead to:

PRIMARY BEDROOM

11'4 x 10'8 (3.45m x 3.25m)

Benefiting from a window to the front aspect, radiator, power points and a door that leads to:

EN-SUITE

Comprising a low level WC, Wash hand basin, Walk in Shower, Complimentary tiling and a Heated towel rail.

BEDROOM

11'10 x 8'7 (3.61m x 2.62m)

Having a window to the rear aspect, radiator and power points.

BEDROOM

8'9 x 7'11 (2.67m x 2.41m)

There is a window to the rear aspect, radiator and power points.





BATHROOM

Comprising a low level WC, wash hand basin, bath with shower over, window to the front aspect and complimentary tiling.

REAR GARDEN

A beautifully landscaped garden with outside lighting and that also enjoys decked seating areas with a pergola as well as artificial lawn hugged by borders home to a number shrubs and plants. There is access also to:

OFFICE/BAR

12'4 x 7'9 (3.76m x 2.36m)

Benefiting from a window to the side aspect, power points, bar and patio doors to a decked area.

PARKING

From the front there is brick paved off road parking.

VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

MEASUREMENTS & FLOORPLAN

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

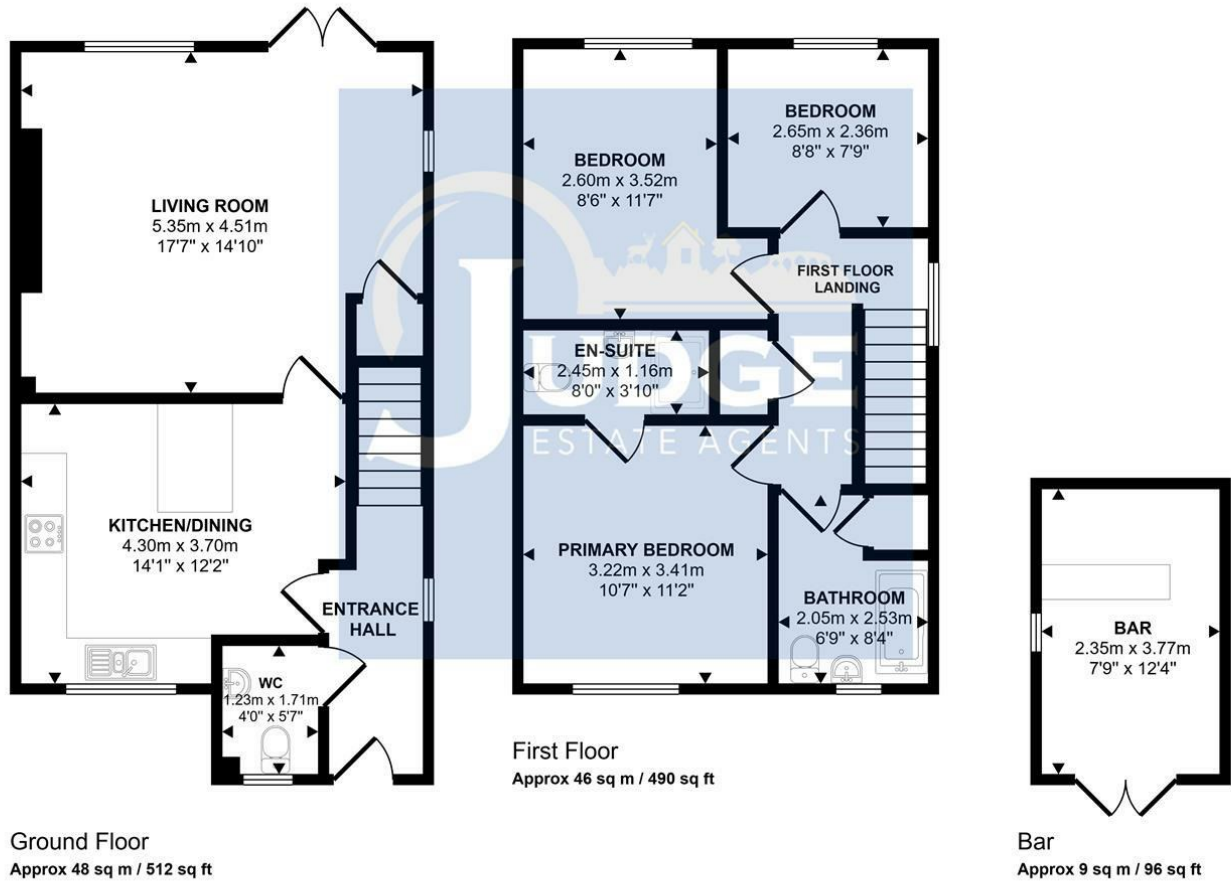
MONEY LAUNDERING

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.



Approx Gross Internal Area
102 sq m / 1098 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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		
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