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For sale with no onward chain is this well-proportioned four-bedroom detached family home. While it requires some modernisation, it offers generous internal space, including front and rear gardens, off-street parking, and a garage. Viewings are highly recommended to fully appreciate the accommodation on offer. EPC rating to follow, Council Tax Band E

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|------------------------------|-----------------------------------|--|
| ▪ No Onward Chain | ▪ Four bedroom family home | ▪ In need of modernisation |
| ▪ Two reception rooms | ▪ Conservatory | ▪ Ensuite Shower Room |
| ▪ Garage | ▪ Front & rear gardens | ▪ EPC Rating: To Follow Council tax band: E |

Property Description

Upon entering the property through the front door, you will be greeted in the main entrance hall, which provides access to the living room, dining room, kitchen, and the downstairs cloakroom. Additionally, there is access to a useful understairs storage cupboard and stairs to the first-floor accommodation.

The living room is generously sized and features a large bay window facing the front elevation. It also has a glazed door and panel leading to the conservatory, which offers a further seating area with views and access to the rear garden. The living room is equipped with a fireplace featuring a gas fire in a surround.

The dining room can comfortably accommodate a dining table and chairs and has a servicing hatch to the kitchen and a window facing the front elevation.

The kitchen is well-equipped with a range of wall and base units, generous worktop space with a sink and mixer tap, and space and plumbing for appliances. There is also access to a utility room, and there is a window facing the rear elevation with views into the rear garden.

The utility room can be accessed from the kitchen and also has an external door to the rear garden and an internal access door to the garage. This room is also equipped with a range of wall and base units, as well as space and plumbing for appliances.

The garage is accessed from the utility room via a personnel door, which is complemented by an electric roller door facing the front elevation. The garage also benefits from having power and lighting, and the home's central heating boiler is located here.

Completing the ground floor is the downstairs cloakroom, which currently has a toilet and a hand wash basin. However, with modifications, it may be possible to adapt this room to a downstairs wet room if required.

The first floor of the property comprises a landing area with doors leading to all four bedrooms and the house bathroom. Two bedrooms are situated on the front elevation, while the remaining two are located on the rear elevation. The master bedroom is particularly noteworthy for its built-in

wardrobes and exclusive en-suite shower room. This shower room features a step-in shower cubicle, a toilet, and a hand wash basin. Two of the other bedrooms also benefit from built-in wardrobes.

The first floor concludes with the house bathroom, which is equipped with a bath with a shower over, a hand wash basin, and a toilet. An opaque window overlooks the rear elevation.

Externally, the property boasts well-maintained front and rear gardens. The front garden is lawned and provides off-street parking for multiple vehicles. The rear garden is also lawned and features well-established borders.

Anti Money Laundering Regulations

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Disclaimer

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



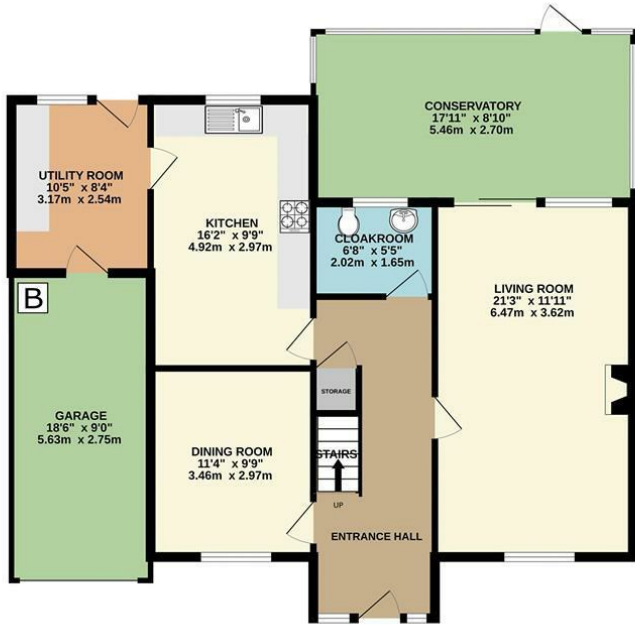




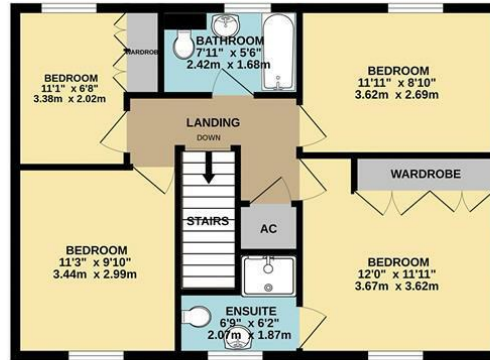




GROUND FLOOR
785 sq.ft. (72.9 sq.m.) approx.

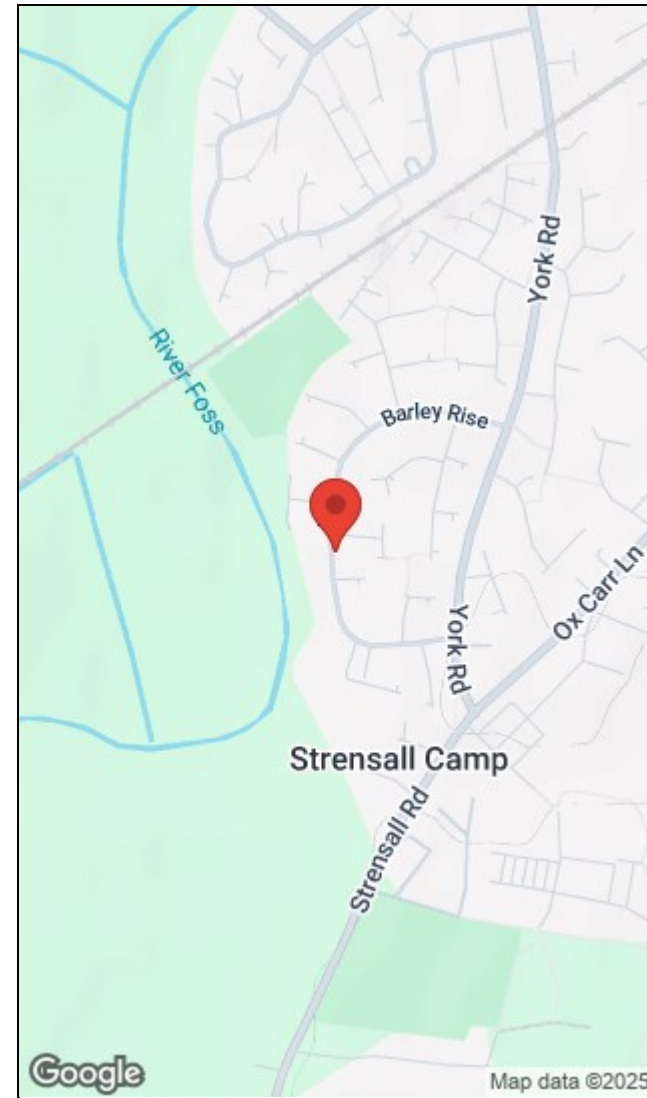


1ST FLOOR
600 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 1385 sq.ft. (128.7 sq.m.) approx.

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			

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