

£1,350,000

Freehold



**Cranfords**  
Estate Agents

### Features

- Fully Thermoboarded
- Large True Move-in Family Home
- Ample Parking
- Large Garden With Shed & Hot Tub
- TRP 251
- LR3336
- Plenty Of Scope For Further Development
- Situated In A Quiet Lane

### Summary of Property

Cranfords are delighted to present this spacious detached family home, offering three to four bedrooms, to the local market. Nestled in a quiet lane close to a range of local amenities, the property enjoys a picturesque frontage framed by mature greenery, providing excellent privacy along with ample parking. Upon entering, a welcoming front porch leads into the entrance hall, both of which provide plenty of space for shoes, coats, and storage. To the left, a generously sized double bedroom is conveniently positioned next to the ground floor family bathroom and W/C, while the rest of the ground floor offers flexible living accommodation including a large living room with feature fireplace, a separate dining room which could easily be converted into a fourth bedroom and has patio doors opening directly onto the garden, and a well-equipped kitchen with separate utility room and external access to the side patio, rear garden, and the front of the property. Upstairs, a bright and airy landing leads to bedroom two which benefits from generous eaves storage and its own en-suite shower room, a study or nursery room with additional storage, and the master bedroom which features fitted wardrobes, large windows overlooking the beautifully maintained garden and patio, further velux windows flooding the space with natural light, and a second en-suite shower room. Externally, the property offers a generous and well-kept garden with a peaceful outlook onto the adjoining field, which benefits from a vehicular right of way and could present scope for future development subject to the relevant permissions. This is a wonderful opportunity to acquire a versatile and well-presented family home in a convenient location. Contact Cranfords today on 01481 243878 for further information or to arrange a viewing.

## Room Descriptions

### Ground Floor

#### Entrance Hall

19' 6" x 6' 6" (5.94m x 1.98m)

#### Living Room

20' 0" x 14' 7" (6.10m x 4.45m)

#### Bedroom 3

14' 2" x 11' 2" (4.32m x 3.40m)

#### Family Bathroom

9' 0" x 5' 6" (2.74m x 1.68m)

#### W/C

5' 3" x 3' 0" (1.60m x 0.91m)

#### Dining Room/Bedroom 4

14' 0" x 11' 7" (4.27m x 3.53m)

#### Kitchen/Diner

14' 6" x 14' 3" (4.42m x 4.34m) AEG 4 ring electric hob, AEG electric single oven, AEG extractor fan, Beko tumble dryer & AEG fridge/freezer.

#### Utility

9' 0" x 7' 1" (2.74m x 2.16m) Appliances include Blomberg washing machine, Hotpoint washing machine & Beko tumble dryer.

### First Floor

#### Landing

10' 7" x 9' 0" x 3' (3.23m x 2.74m x 0.91m)

#### Bedroom 2

22' 0" x 11' 1" (6.71m x 3.38m) Fitted wardrobes. Max.

#### En-suite Shower Room

7' 6" x 5' 9" (2.29m x 1.75m) Max.

#### Study

7' 7" x 6' 2" (2.31m x 1.88m) Eaves storage.

#### Bedroom 1

19' 4" x 10' 7" (5.89m x 3.23m) Fitted wardrobes. Max.

#### En-suite Shower Room

8' 4" x 8' 0" (2.54m x 2.44m)

### Services

Mains electricity and water and drainage. Electric heating.

### Price Includes

Floor coverings, curtains/blinds, and light fittings. Appliances as detailed.

### Possession

By arrangement.

### Viewing

Strictly by appointment.

### Please note

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If the recipient of these details should be party to negotiations or actions which seek to preclude, or are contrary to, the interests of CRANFORDS ESTATE AGENCY LTD, as selling agents, they may be liable for any fees which would otherwise have been due to CRANFORDS ESTATE AGENCY LTD.

These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself to the correctness of such statements and particulars. All negotiations to be conducted.

## Material Information

**Parking Types:** None.

**Heating Sources:** Electric. Underfloor Heating.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

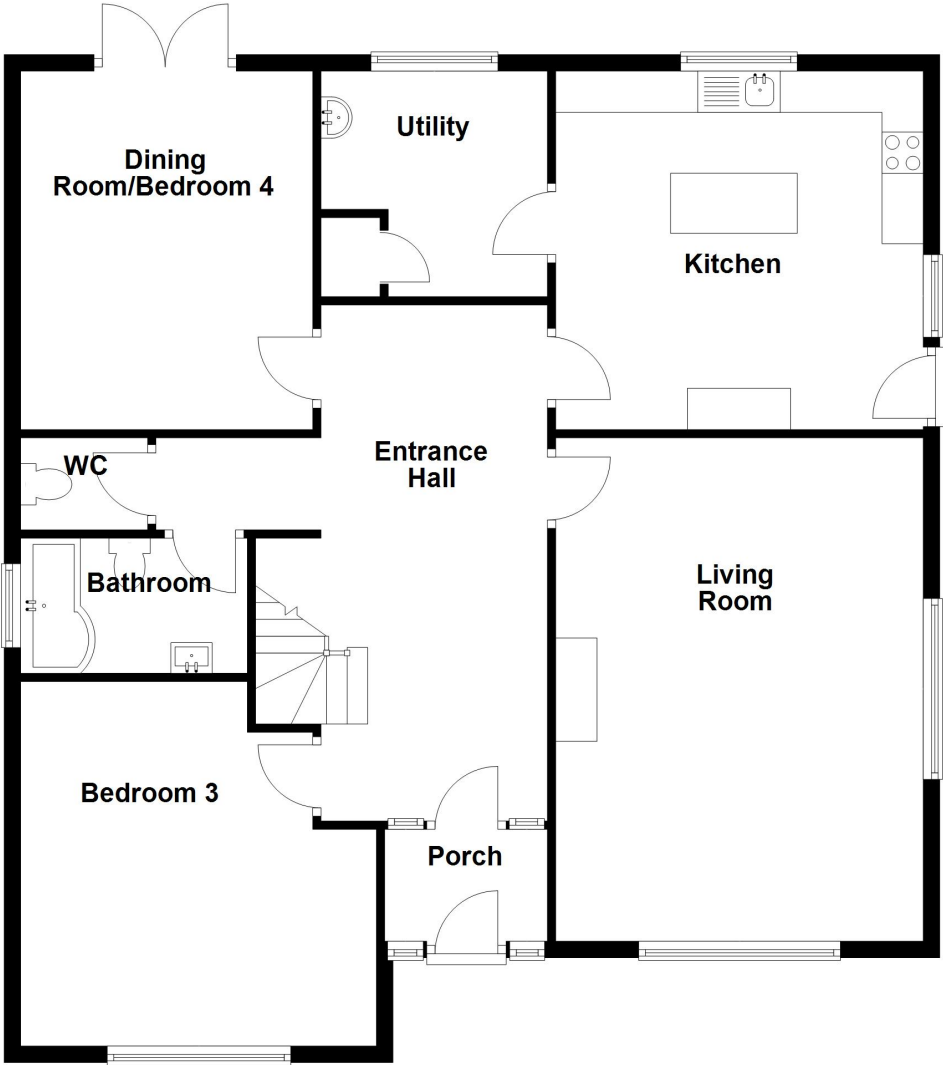
**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

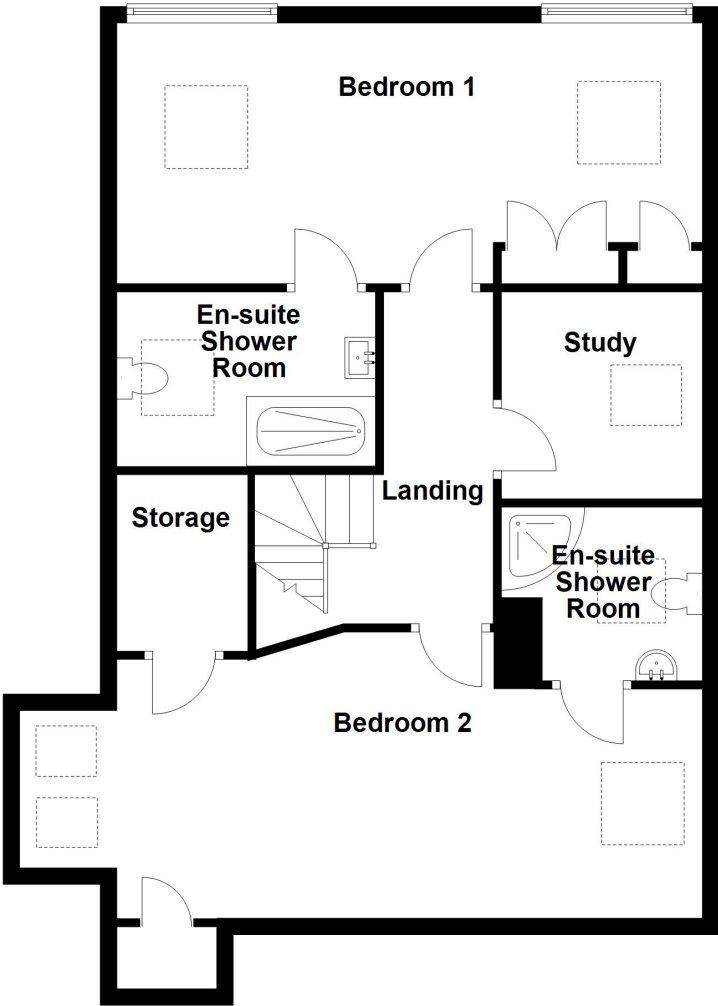
**The existence of any public or private right of way?** No

Floorplan

Ground Floor



First Floor



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