

£995,000  
Freehold





## Features

- Generous Living Space
- Sunny Rear Garden
- Triple Garage & Utility
- Short Stroll To The Bridge
- Potential To Extend
- Great Eaves Storage
- LR3280
- TRP 259

## Summary of Property

Cranfords is delighted to offer Carrera to the local market positioned in the convenient location of The Bridge and all of the amenities available. This immaculate family home offers large, bright and airy accommodation with 3 double bedrooms and plenty of scope to increase the accommodation if required. This pristine property has had a number of upgrades over recent years including the addition of a triple garage that is useful from a multitude of possibilities including and not limited to an annex or wing, an Air Bnb with the relevant permissions, or simply like the current owner, a fantastic space for collectable toys. The main house comprises of a generous sitting room and dining area, a bright and airy kitchen and dining area, downstairs double bedroom and separate WC and a family bathroom on the ground floor with a further 2 bedrooms including a large master bedroom residing on the 1st floor. This really is a fantastic property and must be seen to fully appreciate everything that is on offer.

## Room Descriptions

### Ground Floor

#### Entrance Hall

19' 6" x 5' 8" (5.94m x 1.73m)

#### Living Room

18' 1" x 12' 0" (5.51m x 3.66m)

#### Dining Area

12' 4" x 11' 7" (3.76m x 3.53m)

#### Kitchen/Diner

21' 9" x 11' 5" (6.63m x 3.48m)

#### Separate W/C

6' 0" x 2' 8" (1.83m x 0.81m)

#### Bathroom

12' 4" x 11' 7" (3.76m x 3.53m)

#### Bedroom 2

12' 5" x 11' 0" (3.78m x 3.35m)

### First Floor

#### Bedroom 1

16' 9" x 16' 8" (5.11m x 5.08m) Fitted Wardrobe

#### Shower Room

5' 5" x 4' 3" (1.65m x 1.30m)

#### Bedroom 3

18' 6" x 10' 3" (5.64m x 3.12m)

### Exterior

#### Triple Garage

26' 7" x 17' 3" (8.10m x 5.26m)

#### Utility

13' 6" x 13' 0" (4.11m x 3.96m)

#### services

Mains electricity and water and drainage. Heating.

#### price includes

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

#### possession

By arrangement.

#### viewing

Strictly by appointment.

#### please note

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.

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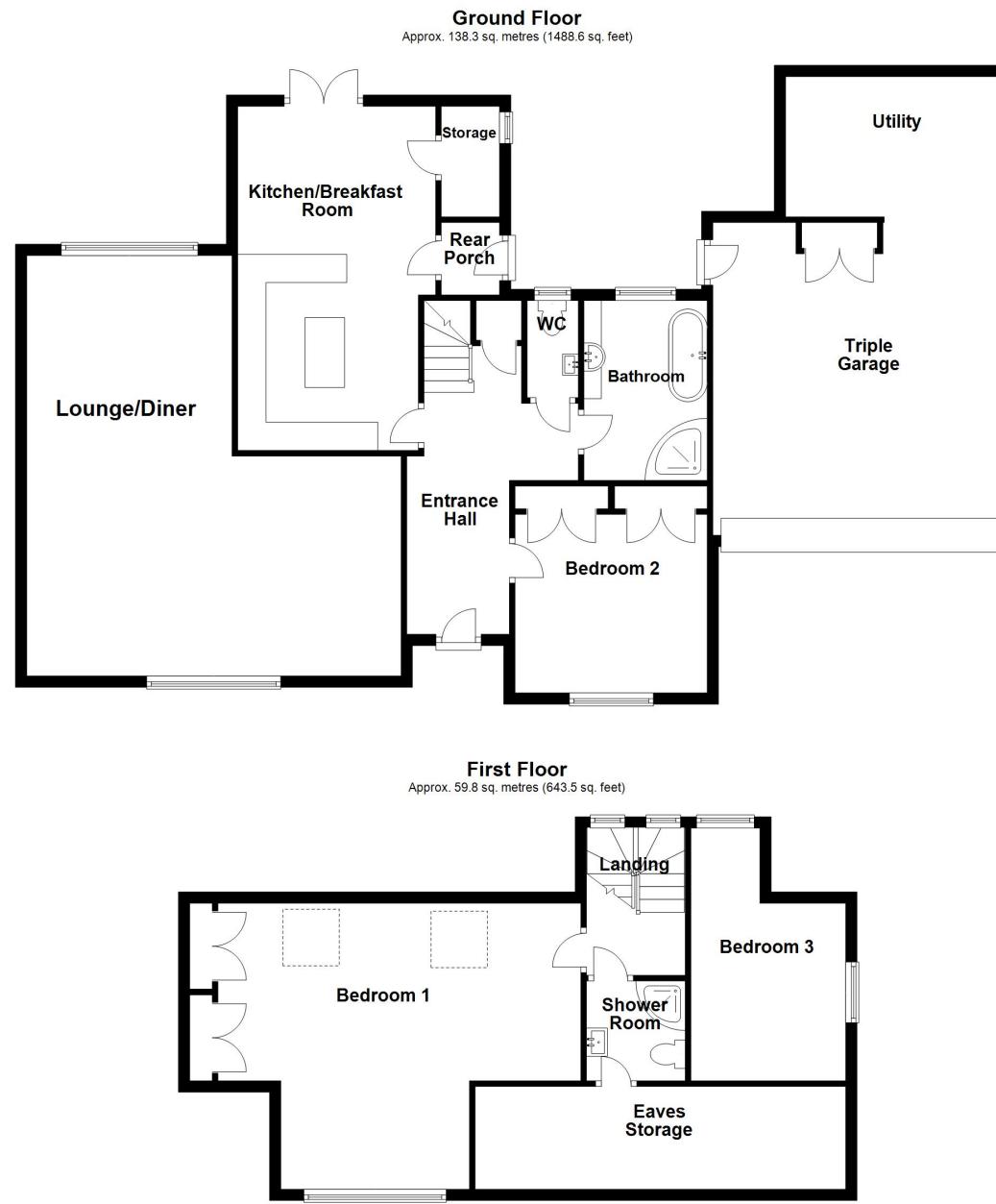


## Material Information

**Parking Types:** Garage.  
**Heating Sources:** Electric.  
**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



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