



Ground Floor

Entrance Hall

Lounge

4.50m (14'9") x 3.86m (12'8") max

Kitchen

3.86m (12'8") x 3.25m (10'8")

Rear Porch

Dining Room

2.99m (9'10") max x 2.70m (8'10")

Family Room

5.95m (19'6") x 2.70m (8'10")

Bathroom

First Floor

Landing

WC

Bedroom 1

3.91m (12'10") x 3.02m (9'11")

Bedroom 2

3.69m (12'1") x 3.02m (9'11")

Bedroom 3

3.05m (10') x 2.19m (7'2")

Bedroom 4

2.88m (9'5") x 2.19m (7'2")

Outside

To the front of the property is a generous block paved driveway, and an open plan garden laid to lawn. There is gated access to the rear garden. To the rear is a generous, enclosed garden with a good-sized patio seating area, a lawn area, a summer house, a timber decked seating area with pergola over, and a timber shed/workshop that has

power and light connected.

Further Information

Tenure: Freehold

Council Tax Band: C

EPC Rating: D

Agents Note: The vendor confirms that there is capped plumbing to bedroom three and four, making it possible to convert one to bathroom

Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.

The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete. Our team will guide you through the process when you make an offer on a property.

Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

#### OFFICE ADDRESS

#### OFFICE DETAILS

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## PROPERTY SUMMARY

A well-proportioned and presented, detached family home, in a sought-after cul-de-sac location. This superb home is in a well-serviced village location, features three reception rooms, a ground-floor bathroom, a modern kitchen, four double bedrooms, and a WC on the first floor. Outside there is a generous driveway, front garden, and a good-size, enclosed rear garden with a summer house, and generous timber shed/workshop. The property is well-positioned being with a short walk to the local school and playing field, along with short distances of amenities, public transport links, and the Nature Reserve.

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