



FOR STARTERS



OFFERS IN EXCESS OF
£520,000

MAIN COURSE

This extended, 1950's Three double bedroom detached family home is one of it's kind on this highly sought after residential area of Tiddington. You hear it all the time; it is all about location, location, location...well this property occupies an enviable position having field views behind and is within close proximity to local amenities, restaurants and good primary school catchment.

The property is offered for sale with no onward chain, giving a certain amount of peace of mind going forwards!

Approached via the driveway to an arched open storm porch offering shelter on those rainy days. The front door opens into a spacious entrance hallway with stairs rising to the first floor. First on the right is the living room, although flexible in it's use as it could be utilised as a more formal dining room, playroom or study. The bay window to the front allows light to flood in and the ornate tiled feature fireplace gives a lovely focal point in the room.

Straight ahead off the hallway you enter the open plan kitchen, dining and living room, ideal for families and those who love to entertain as this is a social space. There is ample space to accommodate a large dining table and a couple of sofas. Bi-folding doors open into the conservatory which is a good size and has views down the rear garden. The kitchen is fitted with white gloss units with granite worksurfaces over. There is a further pantry cupboard offering more storage. There is an integrated fridge and space for a dishwasher.

Off the kitchen, is a further area where more kitchen units and worksurfaces, ideal as a utility area. There is also a door that goes out into the rear garden.



Completing the downstairs accommodation is a spacious downstairs cloakroom with utility area with space and plumbing for a washing machine. There is ample space here, that should one wish, you could re-design and accommodate a shower cubicle.

Heading upstairs you will find three double bedrooms and the family bathroom, which is fitted with a three piece suite with a shower over the bath.

Outside, to the front of the property is a block paved driveway and a fore garden planted with shrubs and trees. To the rear, the garden is mainly laid to lawn with a seating area and mature planted borders with shrubs and trees. There is side gated access leading to the front of the property and a rear gate leading out on to the field beyond.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - D



EPC
Band - D



East Facing Rear Garden



Mains Gas, Electric,
Water & Drainage

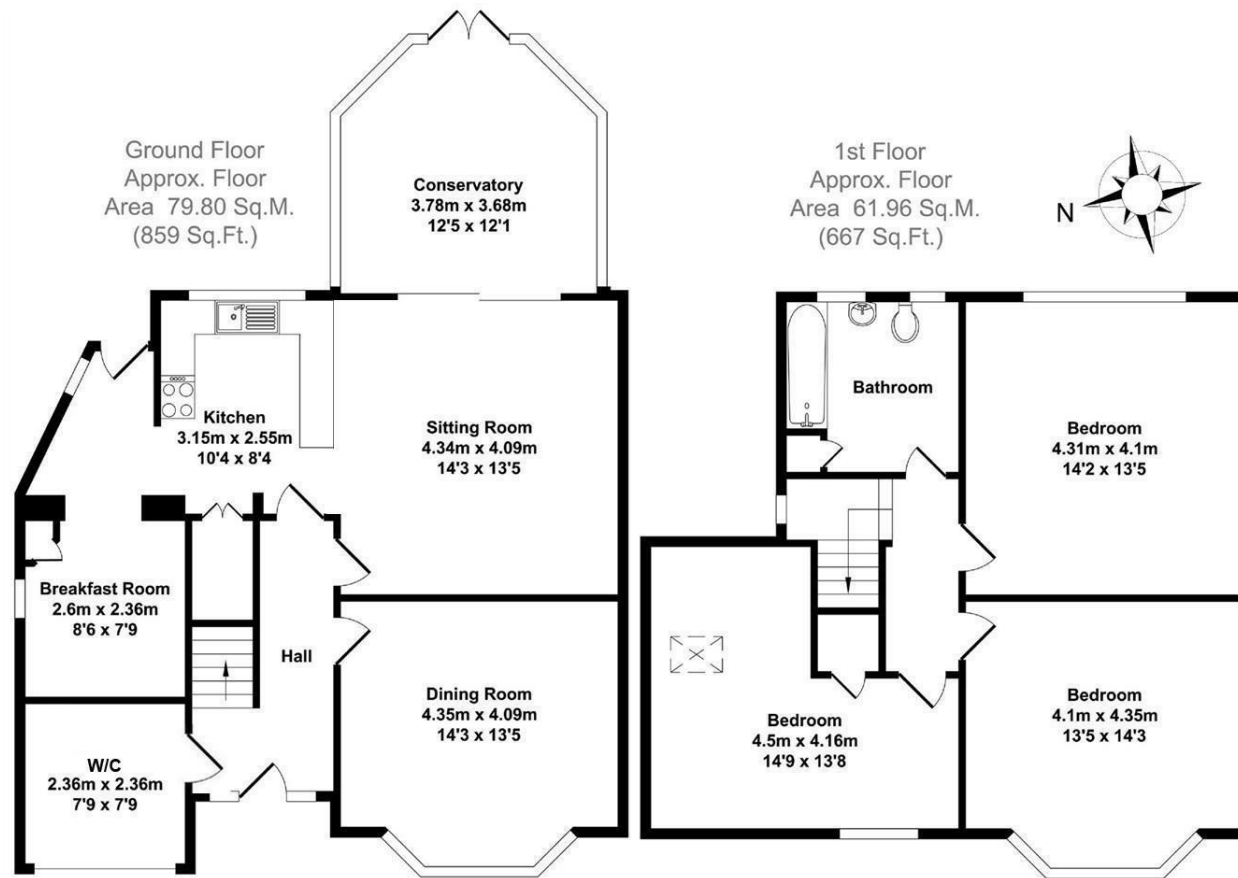


Heating System
Gas Central Heating



Alveston Primary

WHY NOT TAKE
A LOOK INSIDE?
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Total Approx. Floor Area 141.76 Sq.M. (1526 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given

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