



## DETACHED FAMILY HOME SITUATED IN DESIRABLE PARISH

This family home is situated within walking distance from St Johns Village with all of its amenities including pub/eatery, church, hairdressers, bakery and shop and a stone's throw away to Marks and Spencer's and St John's primary school.

Ground floor comprising; spacious porch, a beautiful eat-in kitchen overlooking and with access to the fully enclosed, wrap around garden, separate sitting room with open fire, which is perfect for cosying up on the winter months, utility room with cloakroom.

First floor comprising; two double bedrooms, house bathroom and storage on the landing.

The top floor is made up of the spacious main bedroom with en-suite with views over the recreation centre.

Externally, the garden has recently had new turf laid and is secure with access off from the kitchen and sitting room.

The property benefits from single garage and parking for two cars.

This lovely family home is light and bright and is beautifully decorated throughout.

Viewings are highly recommended by vendor's sole agent.



















## FEATURES

- Detached family home
- Beautifully presented throughout
- Desirable location
- Eat-in kitchen
- 3 double bedrooms, 2 bathrooms
- Utility room
- Downstairs cloakroom

## INFORMATION

- Mains water and drains
- Oil fired central heating
- Double glazed
- Single garage and parking for 2 cars
- Parish rates for 2022 were £246.98
- Freehold and Entitled



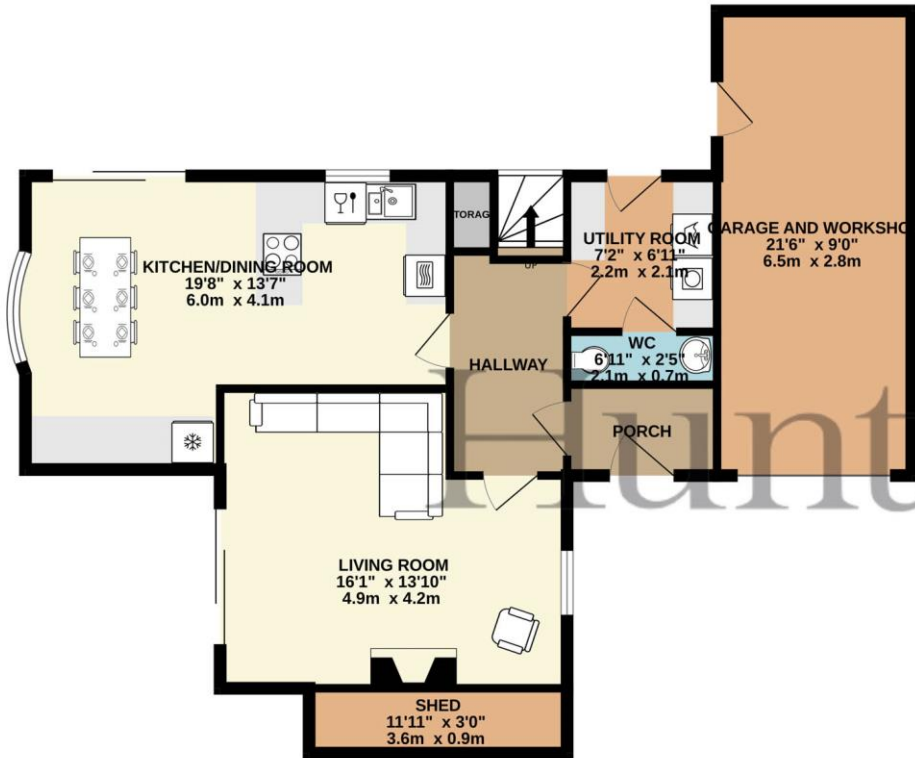
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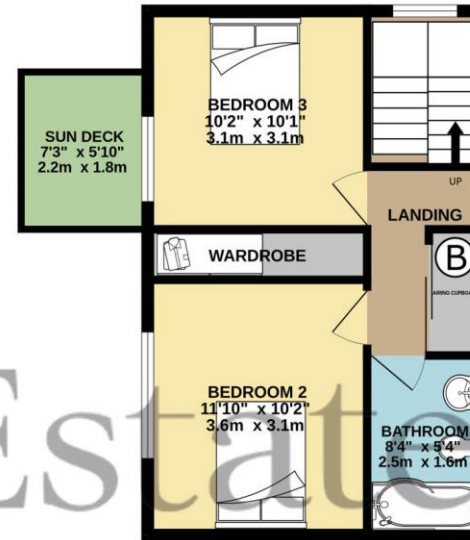
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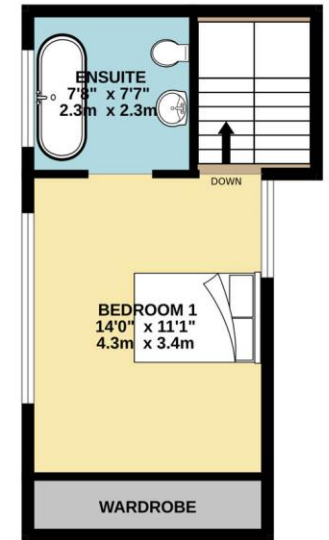
GROUND FLOOR  
825 sq.ft. (76.6 sq.m.) approx.



1ST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



2ND FLOOR  
287 sq.ft. (26.6 sq.m.) approx.



### DETACHED 3 BED HOUSE

TOTAL FLOOR AREA : 1488 sq.ft. (138.3 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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# Hunt Estates

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