

Details as provided by the vendor



21 Church Road, Wadworth

A substantially extended and beautifully presented four bedroom detached family home occupying an attractive position within the highly regarded village of Wadworth.

The property sits nicely back from the road behind a lawned front garden with pathways and gated access leading to the rear garden. Briefly comprises of: Entrance hallway, Sitting room, Open plan dining kitchen, Utility room, Guest cloakroom, First floor landing, Four bedrooms, Family bathroom.

Asking Price Of £315,000

Viewing

A substantially extended and beautifully presented four bedroom detached family home occupying an attractive position within the highly regarded village of Wadworth.

This wonderful property is ready to move in and looks absolutely stunning throughout, boasting a brand new shaker style dining kitchen with antico oak style flooring leading through to a matching utility room, stylish guest cloakroom, spacious front facing sitting room with attractive outlook, four generous bedrooms and a contemporary family bathroom.

The property also benefits from a modern gas combi boiler, majority new windows, french doors and composite front door and briefly comprises of: entrance hall, sitting room, open plan dining kitchen, utility room, guest cloakroom, first floor landing, four bedrooms, family bathroom.

The property sits nicely back from the road behind a lawned front garden with pathway and gated access leading to the rear garden.

The suntrap rear garden is fully enclosed and has been landscaped to provide various seating areas with oak sleeper walls boasting lights and power sockets. There is access to a single garage and gated access leads to two generous parking bays.

ENTANCE HALLWAY



SITTING ROOM

14' 2" x 12' 9" (4.32m x 3.89m)



SITTING ROOM



DINING KITCHEN

17' 8" x 10' 4" (5.38m x 3.15m)



DINING KITCHEN



DINING KITCHEN



DINING KITCHEN



UTILITY ROOM

9' 3" x 5' 11" (2.82m x 1.8m)



CLOAKROOM



FIRST FLOOR LANDING



BEDROOM 1

13' 4" x 9' 10" (4.06m x 3m)



BEDROOM 1



BEDROOM 1



BEDROOM 2

11' 5" x 10' 11" (3.48m x 3.33m)



BEDROOM 2



BEDROOM 3

10' 3" x 7' 6" (3.12m x 2.29m)



BEDROOM 3



BEDROOM 4

12' 5" x 5' 9" (3.78m x 1.75m)



FAMILY BATHROOM

7' 3" x 5' 4" (2.21m x 1.63m)



GARDEN



GARDEN



GARDEN



GARAGE



DATED - 16/01/2024

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included in the sale.

Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

OFFER PROCEDURE

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.

