



Millbro

Hextable | BR8 7LF





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Guide Price £475,000 to £500,000
Freehold

Welcome to Your New Home in Hextable Village

Discover the perfect blend of comfort, space, and convenience in this lovely four bedroom bungalow nestled in the heart of Hextable Village. With its elevated position offering views and rear gated pedestrian access.

This deceptively spacious bungalows offers a 30ft lounge dining with a generous kitchen breakfast room plus the added bonus of a separate utility room with stable doors leading onto the patio area.

There are four bedrooms, one of these coming off the lounge which would make a great study/office or indeed a craft room.

There is a garage to side plus driveway for several vehicles. The property is offered with No Forward Chain. Internal viewing is highly recommended to appreciate the size of this family home.



Benefitting from:

- Four Bedrooms
- 31ft Reception Room
- 14ft Kitchen/Breakfast Room
- Separate Utility Room
- Modern Shower Room
- Views To Rear
- Garage & Driveway
- Tiered Patio Style Garden
- No Forward Chain
- Council Tax: C
- EPC Rating: To be confirmed

Accommodation

Entrance Porch Door to side.

Entrance Hall Door to side. Radiator. Laminate flooring. Storage cupboard.

Lounge/Diner 9.4m x 3.4m (30'10" x 11'2") Double glazed french doors to rear. Radiators. Carpet. Sky light. Feature fire surround. Door into bedroom/study.

Kitchen/Breakfast Room 4.27m x 3.23m (14' x 10'7") Double glazed window to rear. Range of wall and base units with work surfaces over. Inset sink unit. Space for fridge freezer. Space for Aga. Door into utility room.

Utility Room 2.67m x 2.57m (8'9" x 8'5") Stable door to side. Range of wall and base units. Space for washing machine. Space for dishwasher. Sink unit. Door into garage.

Bedroom 4.1m x 3.43m (13'5" x 11'3") Double glazed bay window to front. Carpet. Radiator.

Bedroom 3.15m x 2.46m (10'4" x 8'1") Double glazed bay window to front. Carpet. Radiator.





Bedroom 3.15m x 2.16m (10'4" x 7'1") Double glazed window to side. Carpet. Radiator.

Bedroom/Study 3.15m x 2.72m (10'4" x 8'11") Double glazed window to side. Laminate flooring.

Shower Room 2.26m x 2.18m (7'5" x 7'2") Double glazed frosted window to side. Shower cubicle. Wash hand basin. Low level WC. Tiled walls. Tiled flooring.

Exterior

Rear Garden: Patio area. Steps leading to lawn area. Rear gate with access. Mature hedges. Shed to remain.

Garage: 14'2 x 8'9 Up 'n' over door. Power and light.

Sloped driveway to front providing off street parking.

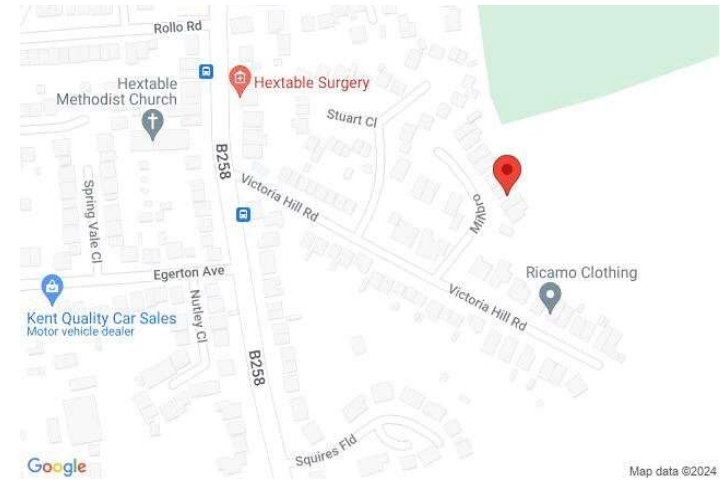
Additional Information

The Boiler is in the loft.

Council Tax - C

EPC Rating - To be confirmed





Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

Location



*All distances from branch postcode. Train time from nearest station.

(All distances & times are approximates)

FOR MORE INFORMATION CONTACT US TODAY.

Michelle Dean - Branch Partner

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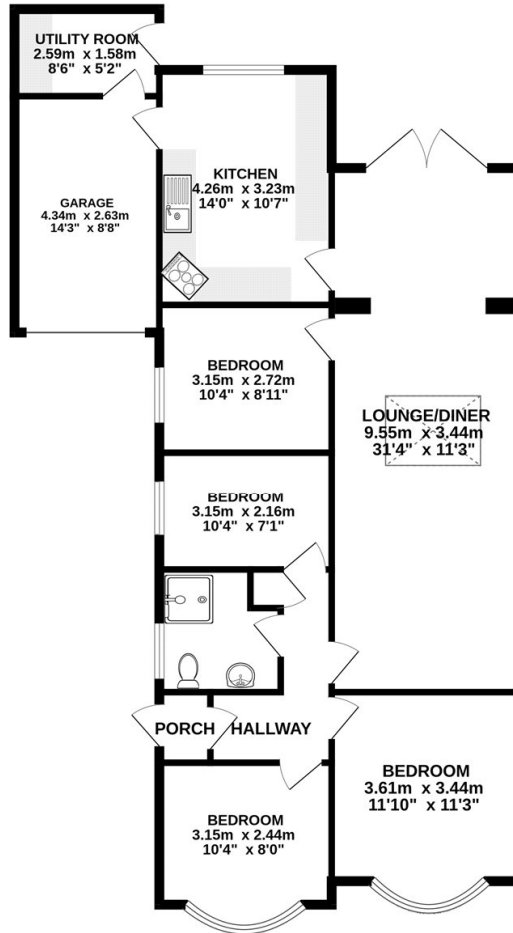
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ROBINSON-JACKSON

GROUND FLOOR
108.6 sq.m. (1169 sq.ft.) approx.



TOTAL FLOOR AREA : 108.6 sq.m. (1169 sq.ft.) 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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