

Offers in excess of £480,000 Freehold

Hillside, Codicote, SG4 8XZ



- **Three / Four Bed Detached House**
- **Cul-de-Sac Location**
- **Ground Floor Cloakroom**
- **Split Level Open Plan Living / Dining Area**
- **Refitted Family Bathroom**
- **Flexel Heating System**
- **Garage**
- **OFFERED CHAIN FREE**

A versatile and spacious 3/4 bedroom family home. Situated in a cul-de-sac in this popular village location close to local amenities, excellent Ofsted outstanding JMI school and open countryside. One of the major and unusual features of this property is the garage that measures approximately 32'4 x 9'7 and has an access height of 7'6 at the roller door allowing the storage of appropriate vans, caravans and motorhomes. The accommodation comprises of entrance porch, entrance hall, ground floor cloakroom, kitchen with built in hob & oven and access to the garage, reception room/ground floor double bedroom with wash/shower area, split level and open plan and spacious living and dining area, three first floor double bedrooms and a refitted family bathroom with shower over the bath. Other benefits that the current family have enjoyed including double glazed doors and external windows (except porch), Flexel heating system, front garden with own drive and access to the garage and a rear garden that measures approx. 46 x 39.

CHAIN FREE TRANSACTION.

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Entrance Porch

Via a glazed door with windows to both sides and front. Tiled floor. Panelled effect door to:

Entrance Hall

Opening to living / dining room. Doors to:

Ground Floor Cloakroom

Low level W.C. Wash hand basin. Part tiled walls. Extractor fan. Frosted integral window.

Reception Room / Bedroom Four

13'3" x 10'0" inc wardrobes (4.04m x 3.05m)

Two fitted double wardrobes. Wall light point. Double glazed window to front. Opening to:

En-Suite

Comprising a fully tiled shower cubicle with glazed door and shower. Vanity unit with inset wash hand basin and cupboard under. Part tiled walls. Heated towel rail. Extractor fan.

Kitchen

10'4" x 8'8" (3.15m x 2.64m)

Comprising a range of fitted matching wall and base units with work surfaces over and inset single drainer, one and a half bowl ceramic sink unit with mixer tap. Tiled walls. Built in electric hob with filter hood over. Built in double oven. Serving hatch to dining area. Space for under counter fridge. Plumbing for washing machine and dishwasher. Double glazed window to front. Extractor fan. Frosted double glazed door to garage.

Open Plan Living / Dining Area:

Living Area

24'4" x 9'8" (7.42m x 2.95m)

Double glazed window and Patio doors with matching full length side windows to rear.

First Floor Landing

Double glazed window to front. Access to loft via ladder with light part boarded and insulation to both the floor and eaves. Doors to:

Bedroom One

12'7" x 10'8" (3.84m x 3.25m)

Double glazed window to front.

Bedroom Two

12'3" x 9'9" plus cupboard (3.73m x 2.97m)

Built in single cupboard. Double glazed window to rear.

Bedroom Three

9'8" x 9'4" plus cupboard (2.95m x 2.84m)

Built in single cupboard. Double glazed window to rear.

Family Bathroom

A refitted white suite comprising of a panel enclosed bath with mixer tap, squared end with fitted glazed shower screen and electric shower unit over. Vanity unit with wash hand basin, mixer tap, cupboard and drawers under. Low level W.C. with concealed cistern. Double airing cupboard. Tiled walls. Extractor fan. Tiled floor. Under eaves storage cupboard. Frosted double glazed window to side.

Front Garden

Flower beds with a range of mature bushes. Path to front door and side access to rear garden. Own driveway giving access to:

Garage

32'4" x 9'7" (9.86m x 2.92m)

Up and over roller door giving an opening height of 7'6. Light and power connected. Frosted double glazed personal doors to front and rear gardens.

Rear Garden

Approx 46'0" x 39'0" (14.02m x 11.89m)

Paved patio area and laid to lawn with flower beds to borders with a range of mature bushes. Garden pond. Exterior lighting.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		77	
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
			54
			30
England, Scotland & Wales			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Agents Note

Should you wish to buy this property to let it out please enquire with our Lettings Department to discuss rental value and let ability. Should you already have other properties let out, we are always in need of properties for many awaiting tenants.

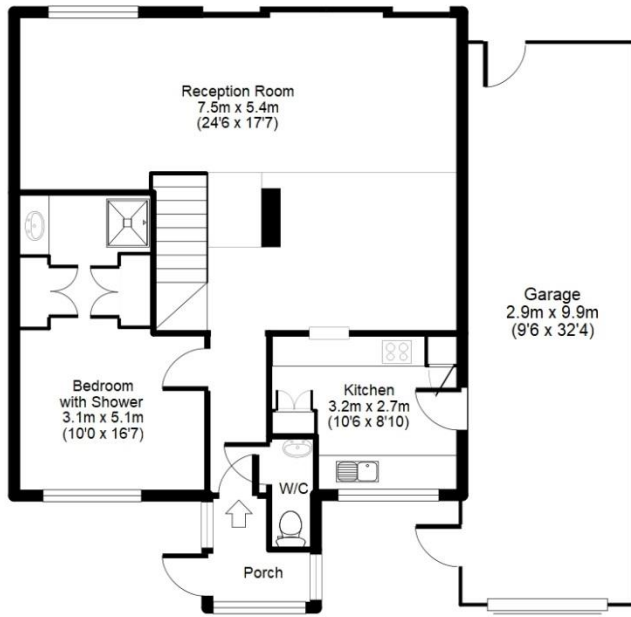


THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.

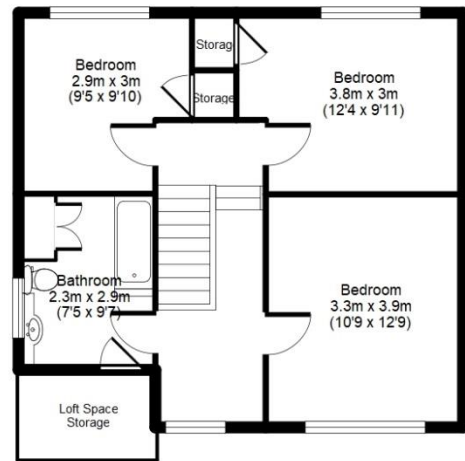
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. The agent has not had sight of the Title documents. References to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

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APPROX GROSS INTERNAL FLOOR AREA: 1212 sq. ft / 113 sq. m



Ground Floor



First Floor

For identification purposes only
Measurements are approx and not to scale