



Owlswood, Sandy, SG19 2SL

Price Guide £360,000

- 4-Bedroom family home
- Open design & highly presented living space
- 3 Double bedrooms with integral wardrobe/storage space
- Spacious & re-fitted kitchen/diner
- Garage & Driveway for off-road parking
- Immaculate presentation
- Stunning sun-room with vaulted ceiling, skylights and bi-fold doors
- Contemporary en-suite to master
- Cloakroom & Family bathroom
- High energy efficiency rating

Main Description

Lane & Browns presents this astonishing 4-bedroom family home situated in the much popular Fallowfield development and held to an immaculate standard by the current owner. Get a taste for lifestyle and luxury living with open lounge leading to a stunning sun room with vaulted ceiling and skylights. Bi-fold doors lead out to your very own fully enclosed and private rear garden laid to Indian sand stone slab; excellent for outdoor entertainment. The property also comprises a spacious and re-fitted kitchen/diner, cloakroom, master bedroom boasting generous eaves storage and contemporary en-suite, a further two double bedrooms with built in wardrobes and single bedroom; proving Ideal for a work from home / study space. Further benefits include, family bathroom, garage and driveway for off road parking. Viewing is highly advised.



Council Tax Band: D



Entrance hall

Cloakroom

Kitchen/Breakfast Room

14 x 9'4

Sitting room

16 x 11'5

Dining / Garden room

11'11 x 9'5

Staircase & Landing

Doors off to:

Bedroom 2

11'1" x 9'4"

Bedroom 3

10'8 x 9'5

Bedroom 4

7'10 x 6'7

Family bathroom

Staircase & Landing

Leading to 2nd floor accommodation, door off to:

Master bedroom

15'6 x 13

En-suite

External

Driveway

Private driveway providing off road parking.

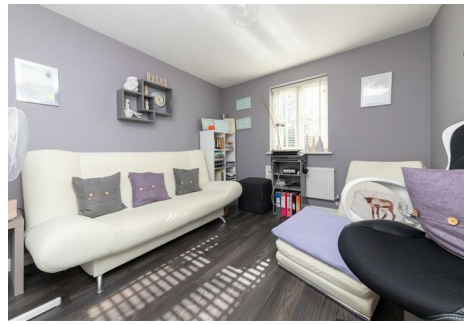
Garage

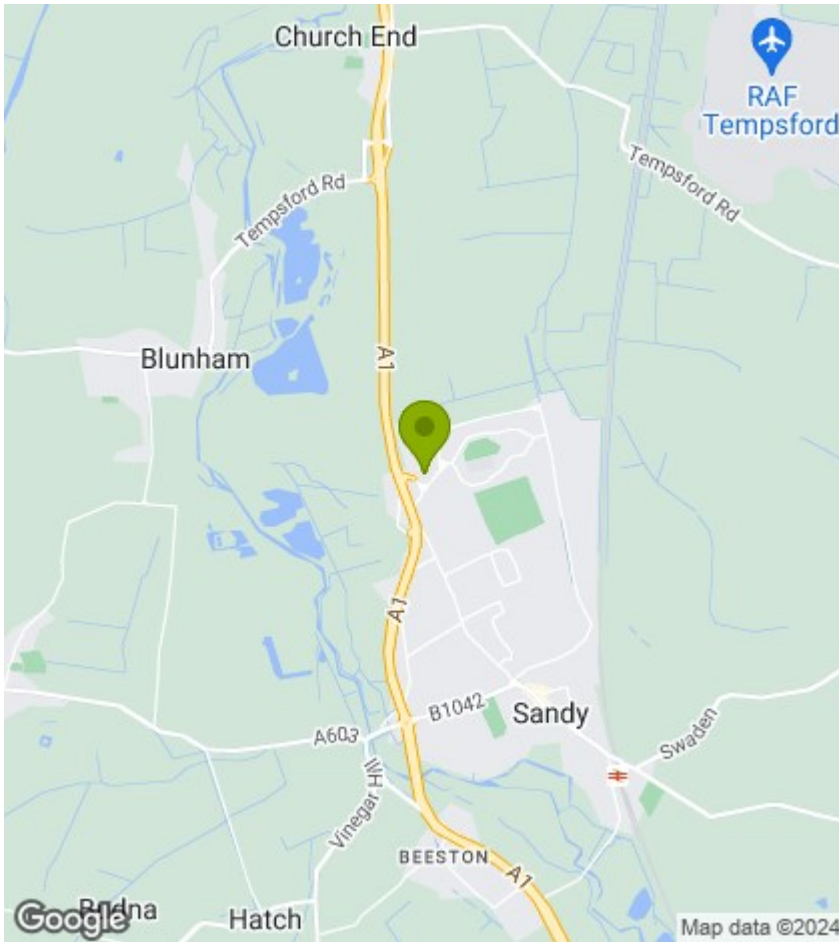
Single garage with up and over door.

Rear garden


Mainly paved patio, gate with access to front of property, enclosed by timber panel fencing.







EPC Rating: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		80	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

1216 sq ft - 113 sq m

