





9 Dryad Way, Felpham

An extended detached family home with annexe potential.



- ▶ **Extended Detached House**
- ▶ **Quiet Cul-De-Sac Position**
- ▶ **Separate Sitting Room**
- ▶ **Four Double Bedrooms**
- ▶ **Attractive Gardens**
- ▶ **Popular Summerley Fields Area**
- ▶ **An Impressive 1,918 Sqft**
- ▶ **Kitchen/Dining/Family Room**
- ▶ **Annexe/Studio Potential**
- ▶ **Garage, Carport and Drive**

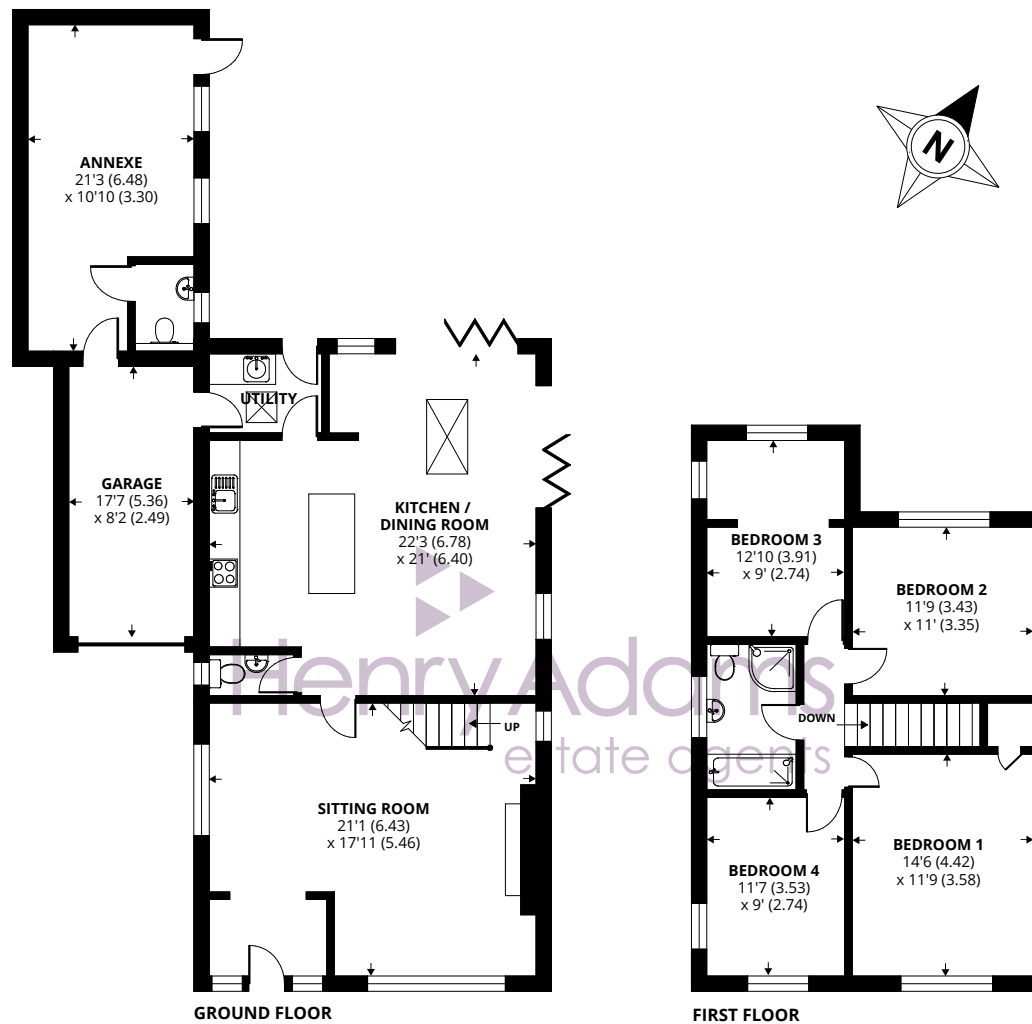
This well presented four bedroom detached family home has been thoughtfully extended by the current owners and offers a blend of space, style, and versatility throughout. Occupying a peaceful cul-de-sac position, the property is located on the sought-after Summerley Fields development, not far from the beach. Offering an impressive total of 1,918 sqft, the house is perfect for modern family living or for those downsizing but needing to have plenty of space for guests and entertaining. Upon entering, one is immediately struck by the bright and spacious interior. Notable features include the generous sitting room at the front of the property and the extended kitchen/dining/family room which has become the 'heart of the home'. This room provides a perfect space for entertaining or relaxing and opens up to the garden via the twin bi-fold doors. The property also benefits from a further extension providing an ideal home gym/office space and which could be adapted for use as a self-contained annexe (subject to any required permissions) catering to a variety of living arrangements. A useful separate utility room and cloakroom complete the ground floor. Stairs from the sitting room rise to the first floor where the family bathroom and all four double bedrooms will be found.

Outside, the front garden and driveway provide ample off-road parking and lead to the attached carport and integral garage. The attractive rear garden provides a beautiful backdrop for outdoor gatherings and is mainly laid to lawn with a large wrap-around decked area.









Approximate Area = 1543 sq ft / 143.3 sq m

Garage = 144 sq ft / 13.3 sq m

Annexe = 231 sq ft / 21.4 sq m

Total = 1918 sq ft / 178.1 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Dryad Way is situated between the village centres of Felpham and Middleton-on-Sea. Both villages offer a number of local facilities and amenities including but not limited to a post offices, doctors, pharmacy, schools and a sports club. A regular bus service links the area to Bognor Regis and Chichester which both offer a wider range of shops.

Council Tax Band: E

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