





# 35 Sandycliffe Close, Forest Town

Guide Price £425,000 - £435,000

GENEROUSLY SIZED FIVE BEDROOM DETACHED PROPERTY • PRACTICAL OFFICE SPACE AND SNUG • EPC RATING: C • OPEN PLAN LOUNGE AND DINER CONNECTING TO THE OUTDOOR SPACES • WELL EQUIPPED KITCHEN WITH BREAKFAST BAR AND SERVICE HATCH • DOWNSTAIRS WC, FAMILY BATHROOM AND EN-SUITE • GENEROUS OUTDOOR LIVING SPACE WITH DOUBLE GARAGE AND DRIVEWAY FOR OFF ROAD PARKING • SITUATED IN A HIGHLY SOUGHT AFTER AREA CLOSE TO LOCAL AMENITIES















#### **Entrance Hall**

A welcoming entrance hall providing access throughout the ground floor. The space includes useful under-stairs storage, central heating radiators, and power points. Additionally there is access to a downstairs we

#### Office

10' 1" x 9' 7" (3.07m x 2.92m`

A bright and practical home office featuring two UPVC double-glazed windows that flood the room with natural light. The space also benefits from a central heating radiator and multiple power points, making it an ideal workspace or study.

#### Snug

17' 9" x 8' 3" (5.41m x 2.52m)

A charming additional living area, perfect for relaxing. The snug includes a UPVC double-glazed window, central heating radiators, tv point, and power points, creating a cosy vet functional extra reception space.

## Kitchen

21' 4" x 8' 7" (6.50m x 2.62m)

A generously sized kitchen fitted with a range of wall and base units housing an oven and grill, hob, and extractor fan, along with an abundance of storage. There is space for additional appliances, a breakfast bar, and a serving hatch to the dining area. Further features include a central heating radiator, power points, access to the rear garden, and a UPVC double-glazed window. The kitchen also houses the boiler in a ventilated cupboard.

## Lounge/Diner

19' 9" x 11' 3" (6.02m x 3.43m)

Diner (10' x 9'5) This generously sized living area comfortably accommodates seating for up to eight people. Double doors open directly onto the rear garden, seamlessly blending indoor and outdoor living. The lounge includes a feature fireplace with a gas fire, two UPVC double-glazed windows, central heating radiators, and power points throughout make this a brilliant family living space.

## WC

Fitted with a low-flush WC and a canister sink with countertop. The room features a tiled splashback and central heating radiator.

## First floor

# Landing

An attractive gallery style landing that features a latch and pull down ladder leading to the loft. This space is mostly boarded with carpet tiles and has provided storage and space for toy track games over the years.

#### Bedroom No 1

15' 3" x 11' 9" (4.65m x 3.58m)

A generously sized double bedroom with a UPVC doubleglazed window allowing plenty of natural light. The room includes a central heating radiator, power points, TV point and its own en-suite shower room

#### En suite

Comprising a low-flush WC, pedestal sink with mixer tap, and a mains-fed shower. Fully tiled from floor to ceiling for ease of maintenance, with a UPVC double-glazed window and a heated towel rail.

## Bedroom No 2

11' 3" x 10' 4" (3.43m x 3.15m)

A well-proportioned double bedroom overlooking the front of the property. Features include a UPVC double-glazed window, central heating radiator, tv point, power points, and spotlights.

# Bedroom No 3

11' 4" x 9' 2" (3.45m x 2.79m

Another double bedroom overlooking the rear garden complete with a UPVC double-glazed window, central heating radiator, TV point and power points.

# Bedroom No 4

10' 2" x 8' 8" (3.10m x 2.64m)

A further double bedroom featuring two UPVC double-glazed windows that fill the room with natural light. The room also benefits from a central heating radiator, tv point, power points, and spotlights.

## Bedroom No 5

9' 3" x 8' 8" (2 82m x 2 64m)

The final double bedroom with a UPVC double-glazed window overlooking the rear garden, along with a central heating radiator, ty point and power points.

# Bathroom

The family bathroom comprises a low-flush WC, vanity sink, and bath with electric shower. The room is fully tiled from floor to ceiling, including a tiled floor, for easy maintenance.

Additional features include a heated towel rail, UPVC double-glazed window, spotlights, and a built-in storage cupboard.

# Garage

17' 4" x 17' 4" (5.28m x 5.28m)

A double garage with an electric up and over door. it includes ample storage including a practical loft space, power points and also includes a UPVC double glazed window and side door.

# Outside

Situated away from the road in a quiet cul-de-sac, this property features a drive ideal for off road parking. It's surrounded by mature shrubbery and space at the front increasing its character and appeal. A side gate provides access to the kitchen and rest of the outdoor space. The rear garden offers a patio area ideal for outdoor seating and entertaining. The remainder of the garden is mainly laid to lawn, bordered by mature shrubbery and trees. A summerhouse provides useful additional storage or outdoor living space increasing its versatility and adds to the already characterful home.

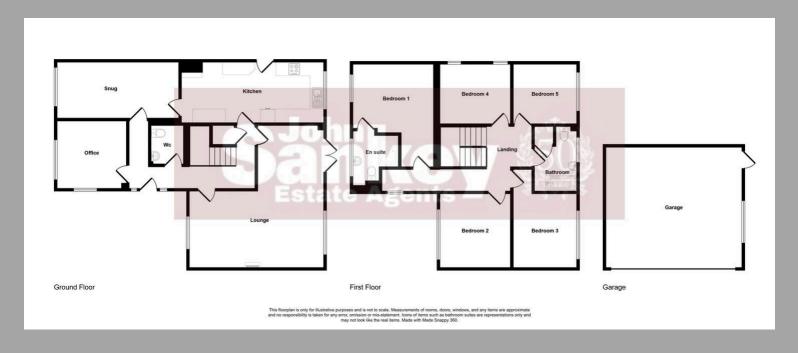
# **Additional Information**

Tenure: Freehold Council tax band: D Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.









These brochures are produced as a guide only. The floor plan and measurements are not to be used for furnishing or any other purposes and are approximate.

\*\*\*Guide Price £425,000-£435,000\*\*\*A spacious and well-presented family home offering versatile living accommodation throughout. This five bedroom detached property benefits from multiple reception areas, including an open-plan lounge and dining space with feature fireplace and double doors opening onto the rear garden, as well as a separate snug and a dedicated home office accompanied by a downstairs wc, offering an adaptable space to turn into ground floor living spaces. The generous kitchen provides ample storage, space for additional appliances, and direct access to the garden, making it ideal for family life and entertaining.

Upstairs, the home offers five well-proportioned bedrooms, including a principal bedroom with en-suite, along with a modern family bathroom. Further highlights include UPVC double glazing throughout, gas central heating, and ample power points across the property.

Externally, the property is situated away from the road. The front features a driveway and garage for off road parking and access to the rear. The rear garden features a patio area for outdoor seating, a lawn bordered by mature shrubs and trees, creating a private and practical outdoor space. The rear garden also includes a summerhouse previously used as a teenage 'den', crafting workshop and office space due to it having mains power. Additionally the rear garden is mostly fenced with remaining sections having holly hedge but is still secure and suitable for dogs.

Overall this makes for a brilliant family home for anyone looking to up size and have practicality and convenience in mind. With its quiet cue-de-sac location that is a walking distance to local shops and schools it has everything to offer for its next family.



