



## 31 Fore Street, Noak Bridge - SS15 4JP

Guide Price £475,000 - £525,000 Freehold

Charming extended three-bedroom detached cottage-style house, set within a quiet mews, offers a rare blend of character and modern living. Brimming with charming features internally includes beautiful beamed ceilings and a striking brick fireplace, creating a warm and inviting atmosphere. Upstairs, three bedrooms continue the theme of character and comfort, with the bathroom newly upgraded in 2022. The detached garage incorporates an independent office space and additional storage. Council Tax band: D ~ EPC Energy Efficiency Rating: C



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**Entrance Hall**

**Lounge**

15' 1" x 10' 2" (4.60m x 3.10m)

**Playroom/Reception**

11' 2" x 9' 10" (3.40m x 3.00m)

**Kitchen**

10' 10" x 8' 2" (3.30m x 2.50m)

**Dining Room**

12' 2" x 10' 6" (3.70m x 3.20m)

**Cloakroom**

**Bedroom One**

17' 9" x 10' 5" (5.40m x 3.17m)

**Bedroom Two**

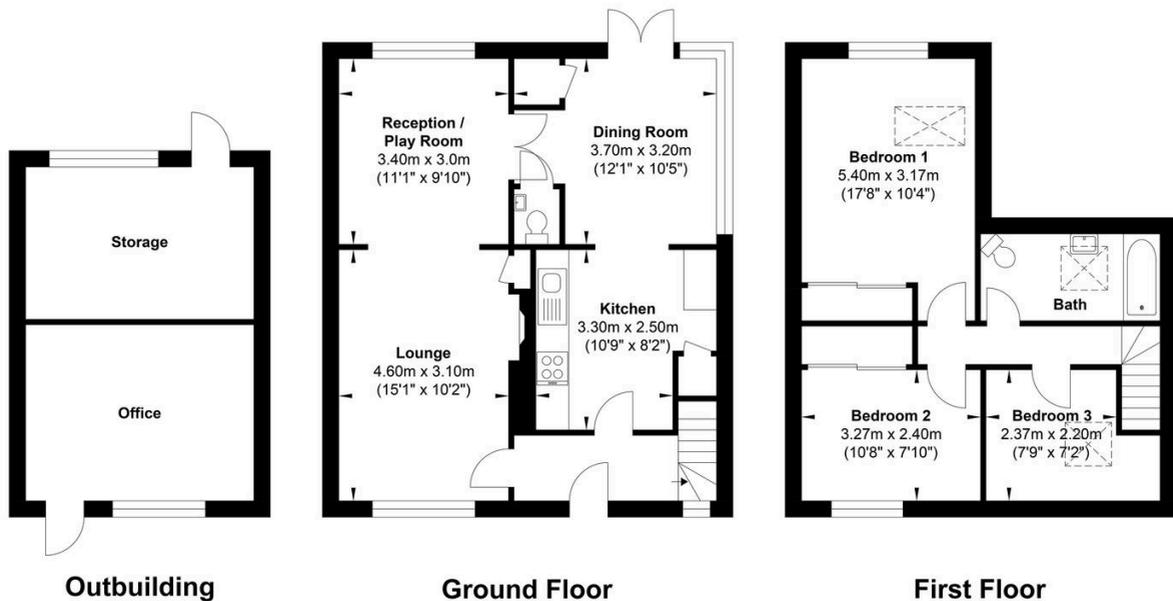
7' 10" x 10' 9" (2.40m x 3.27m)

**Bedroom Three**

7' 9" x 7' 3" (2.37m x 2.20m)

**Bathroom**

**Office**



Gross Internal Floor Area : 98.10 m2 ... 1055.94 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.