



Dark Lane, Sandon, SG9 0QT

welcome to

Dark Lane, Sandon

A fantastic opportunity to purchase this well-presented extended 4 double bedroom family home with 2 large receptions, open plan kitchen/diner, en-suite and dressing room to principal bedroom, and utility room. With large garden to rear and generous off-road parking to front, viewing is recommended.



Door To Entrance Hall

Extremely spacious entrance hall with stairs off to first floor landing, wooden floor, door to rear garden. Underfloor heating. Doors to:

Kitchen/Diner

22' 10" x 10' 8" (6.96m x 3.25m)

Lovely large open plan kitchen/diner comprising built in oven and gas hob with extractor over, 1 1/2 bowl sink unit with mixer taps and work surface surrounds, generous range of base and wall units with marble worktop, integral appliances, space for large fridge/freezer, double glazed windows to front and rear, Karndeene flooring, underfloor heating.

Lounge

14' 2" x 10' 10" (4.32m x 3.30m)

Feature log burner stove with hearth surround and mantle over. Karndeene flooring. Double glazed window to front. Underfloor heating.

Sitting Room

20' 9" x 10' 9" (6.32m x 3.28m)

Decorative twin inset book shelves. Two double glazed doors to rear garden. Underfloor heating. Karndeene flooring.

W/C

Concealed cistern WC. Wash hand basin set into vanity unit with cupboards below. Underfloor heating. Karndeene flooring.

Utility Room

Space and plumbing for automatic washing machine. Wall shelving. Underfloor heating. Karndeene flooring.

First Floor Landing

Double glazed window to front. Two hatches to loft. Twin storage cupboards.

Bedroom One

15' 8" x 10' 8" (4.78m x 3.25m)

Spacious principal bedroom with double glazed window to rear, fitted carpet, opens onto dressing room.

Dressing Area

10' 8" x 6' 9" (3.25m x 2.06m)

Double glazed window to front. Fitted carpet. Door to en-suite.

En-Suite

Lovely en-suite comprising shower cubicle, low flush WC, wash hand basin with cupboards below, heated towel rail, floor tiling, double glazed window to front. Underfloor heating.

Bedroom Two

14' 5" x 10' 10" (4.39m x 3.30m)

Wardrobes to one wall with shelving unit. Fitted carpet. Double glazed window to front.

Bedroom Three

12' x 10' 2" (3.66m x 3.10m)

Double glazed window to rear. Fitted carpet.

Bedroom Four

11' 9" x 8' 4" (3.58m x 2.54m)

Double glazed window to rear. Fitted carpet.

Bathroom

Suite comprising bath with shower over, low flush WC, wash hand basin, heated towel rail, built in cupboard, wall and floor tiling, double glazed window to rear, underfloor heating.

Outside

Front Garden

There is a large landscaped lawn to the front of the property with flower beds, and large gravel driveway providing generous off-road parking for numerous vehicles.

Rear Garden

A particular feature of the property is the large landscaped garden to the rear with paved patio area with space for garden furniture and large lawn with a variety of flower beds with mature trees. The garden is separated by decorative trellis with the end of garden enjoying detached summer house and small pond. There is a paved path to side providing side access and 2 further outbuildings.



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welcome to

Dark Lane, Sandon

- Well-extended 4 double bedroom semi-detached family home.
- En-suite and dressing room to principal bedroom.
- Separate lounge and sitting rooms.
- Large fitted kitchen/diner.
- Utility and ground floor WC.

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

£675,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110621 - 0005

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