



## SCHOOL COTTAGES, HARGRAVE, IP29 5HR

£375,000  
FREEHOLD

Located in the charming village of Hargrave, this delightful semi-detached home perfectly blends comfort and style. The ground floor is designed for versatility, featuring a light-filled sitting/dining room and a stylish kitchen/breakfast room. For modern family living, the home includes a dedicated playroom, separate study, utility area and a convenient shower room. Upstairs, three spacious bedrooms are served by a well-appointed family bathroom. Outside, the property boasts a large enclosed rear garden and driveway parking. Offering a tranquil village lifestyle within easy reach of local amenities, this home is an excellent opportunity that must be seen to be fully appreciated.

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# SCHOOL COTTAGES

- Beautifully Presented Three Bedroom Home
- Stylish Kitchen/Breakfast Room
- Spacious Sitting/Dining Room
- Oil Fired Central Heating
- Study & Play Room
- Ground Floor Shower Room & A Utility Area
- Three Good Sized Bedrooms
- Large Enclosed Rear Garden & Driveway Parking
- Viewing Is Highly Recommended
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Welcoming entrance hall with built in storage box. Full length window to front and radiator. Stairs to first floor and understairs storage cupboards. Radiator.

## Sitting/Dining Room

Built in shelving and window to front with radiator. Space for a dining table and arch way leading to the sitting room. Further built in cupboards and shelving. Inset log burner, hearth and wood surround. Wall mounted radiator and feature wall panelling. Double doors to the kitchen.

## Kitchen/Breakfast Room

Stylish kitchen with a range of wall and base cupboard and drawer units with ample work tops over. Central island with further cupboards. Inset sink and drainer. Integrated appliances include, dishwasher, eye level double oven, induction hob with extractor hood over and wine fridge. There is space for a full American fridge freezer. A skylight and French doors opening directly to the garden. Wall mounted radiator.

## Utility Area

Wall mounted cupboards. Space for a washing machine and tumble dryer with work tops over. Loft access and radiator.

## Shower Room

WC and inset wash basin vanity unit. Fully tiled shower cubicle. Window to front and radiator.

## Playroom

Archway to the playroom. Windows to side and radiator.

## Study

Window to rear and radiator.

## Landing

Window to side and storage cupboard. Loft access.

## Bedroom 1

Double room with built in storage cupboard, shelving and wardrobe. Window to rear and radiator.

## Bedroom 2

Double room with storage cupboard and built in wardrobe. Window to front and radiator.

## Bedroom 3

Built in storage. Window to front and radiator.

## Bathroom

WC and inset wash basin vanity unit. P'shaped bath, fully tiled with shower head over and shower screen. Window to side and heated towel rail.

## Outside

### Front Garden

Blocked paved driveway offering ample parking. Low maintenance gravel area to the front and double gated access to the rear garden.

### Rear Garden

Fully enclosed garden with a raised decking area and steps leading onto the lawn. A low maintenance shingle area for parking and gated access to the front driveway. Summer house, wood storage and a further shed for storage.

### Disclaimer

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Approximate total area<sup>m</sup>

1254 ft<sup>2</sup>  
116.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: C    Council Tax Band: B**

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