



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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**12 Canterbury Road  
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£525,000  
Freehold



This Extended three bedroom detached property has been sympathetically extended by the current owners and is very well presented throughout. The accommodation offers an entrance hallway, refitted cloakroom, lounge to the front, separate dining room, kitchen/breakfast room, large utility (partially converted double garage) study, three very well proportioned bedrooms and a refitted shower room. Outside the property offers a good size garden with privacy and scope to extend the property further (STPP) Situated in a no through road and close to village amenities makes this a great purchase for a discerning purchaser. Please Call Chambers to arrange a viewing and avoid missing out on this very unique property.

**Entrance Hallway**  
Accessed via a composite door, Karndean flooring, staircase to first floor, radiator.

**Downstairs Cloakroom**  
Double glazed window to front elevation, inset vanity sink unit with multiple storage cupboards, low level WC, Karndean flooring, chrome heated towel rail.

**Lounge**  
16'0" x 14'8" (4.90 x 4.49)  
Double glazed window to front elevation, feature fireplace with gas fire, double doors into dining room, two radiators.

**Kitchen/Breakfast Room**  
18'8" x 11'3" (5.7 x 3.43)  
Refitted with a range of wall and base cupboard/drawer units, inset one and half bowl sink unit with mixer tap, space for Range style cooker, space for American fridge freezer, built in Bosch dishwasher, fitted breakfast bar, large broom cupboard, space for table and chairs, Karndean flooring, radiator, smooth skimmed ceiling with inset spotlights, two velux windows, composite door to rear garden, further door into utility.

**Dining Room**  
12'8" x 10'4" (3.87 x 3.17)  
Karndean flooring, Radiator, open access to Study.

**Study**  
7'0" x 7'0" (2.15 x 2.14)  
Double glazed window to rear elevation, Velux window, radiator.

**Utility Room**  
14'9" x 11'6" (4.50 x 3.52)  
Double glazed window to rear elevation, fitted kitchen units, inset sink unit, combi boiler in concealed cupboard plumbing for washing machine and tumble dryer, door to storage room, further door to rear garden.

**First Floor Landing**  
Double glazed window to side elevation, access to airing cupboard.

**Master Bedroom**  
14'0" max x 11'8" min (4.27 max x 3.56 min)  
Double glazed window to front elevation, four fitted double wardrobes, radiator.

**Bedroom Two**  
12'9" x 12'4" (3.90 x 3.77)  
Double glazed window to rear elevation, built in double wardrobe, radiator.

**Bedroom Three**  
10'4" x 10'0" (3.16 x 3.05)  
Double glazed window to front elevation, radiator.

**Refitted Bathroom**  
Fitted with a four piece suite comprising of a large walk in shower with a rainfall shower head, low level WC, bidet, large vanity sink unit, chrome heated towel rail, smooth skimmed ceiling with inset spotlights.

**Rear Garden**  
Area immediately behind house laid to patio, main area laid to lawn with variety of mature shrubs, feature pergola, fully enclosed with a good deal of privacy.

**Front Driveway**  
Mainly laid to block paving, further circular area laid to stones bordered by hedgerow.

**Garage/Storage**  
14'9" x 7'5" (4.51 x 2.27)  
Up and over double door with power and light. This area is currently used as storage.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	83

England & Wales EU Directive 2002/91/EC

