



Adams
Your local property experts

Actons Wood Lane, Sandymoor

Offers In Region Of £295,000

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- Four Bedrooms
- Impressive Throughout
- Useful Carport
- Viewing Advised
- Town House
- Open Plan Ground Floor
- Sought After Area
- EPC: B. Council Tax: D.

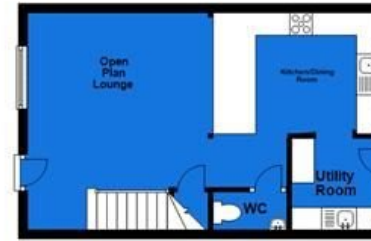


Adams Estate Agents are delighted to offer to market this four bedroom family home, which has been extremely well cared for by its current owners, boasting a host of updates throughout the property. The ground floor offers open plan living, which is sure to appeal to a variety of purchasers. In brief the well appointed accommodation comprises; open plan lounge/ kitchen area with feature Quartz breakfast bar, utility room and WC to the ground floor. To the first floor, there is a spacious master bedroom with build in wardrobes and en-suite shower room and bedroom two. To the second floor, there are two further bedrooms both with fitted wardrobes and family bathroom. Externally, the front of the property overlooks the Village Green. To the rear, there is an enclosed garden with Artificial lawn for ease of maintenance and flagged patio area.

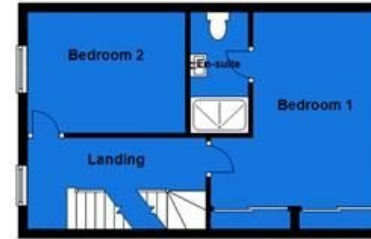




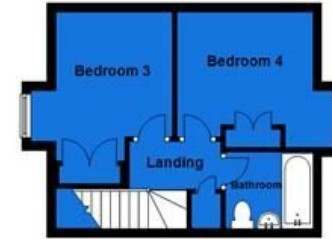
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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