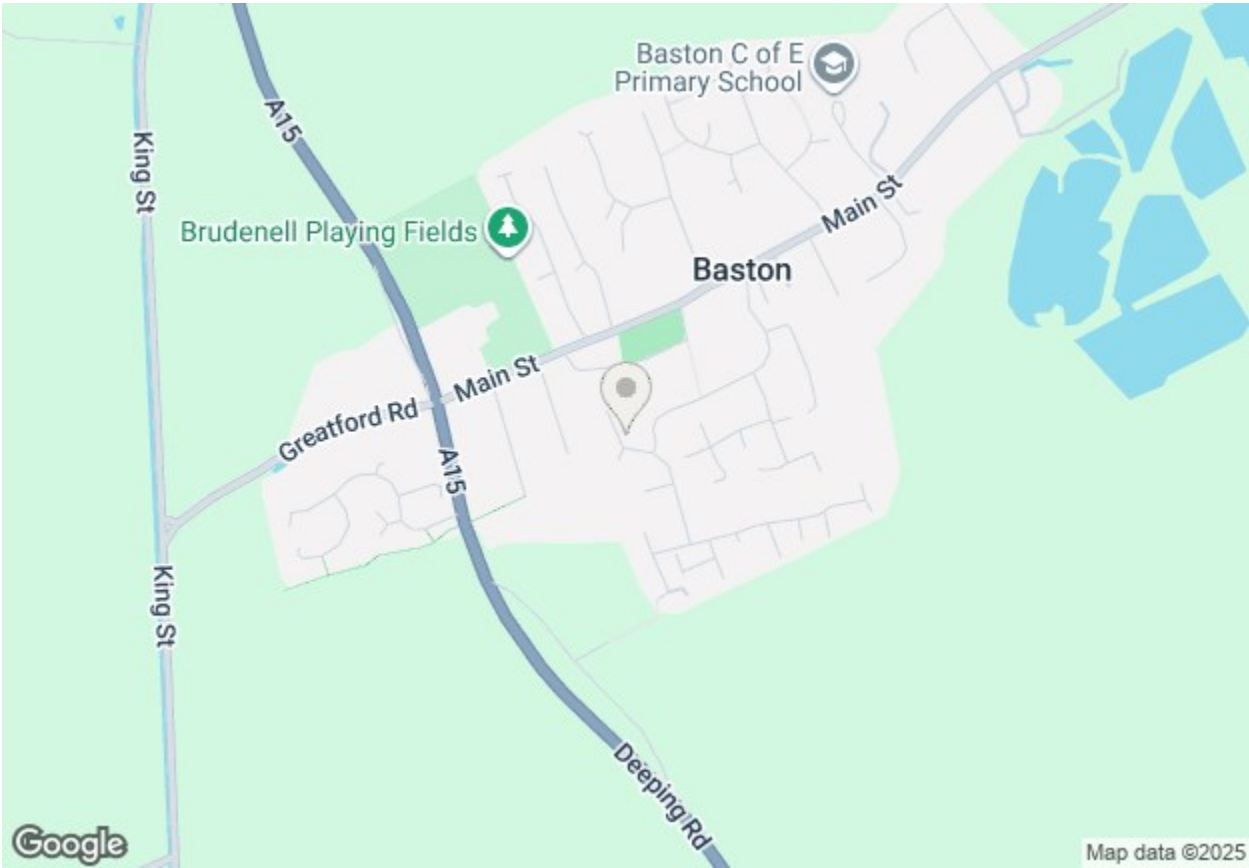




2 Chesham Drive, Baston, PE6 9QW

Nestled in the charming village of Baston, this delightful house on Chesham Drive offers a wonderful opportunity for families seeking a spacious and comfortable home. With four generously sized double bedrooms, this property is perfect for those who value space and flexibility. The layout includes three inviting reception rooms, providing ample areas for relaxation and entertainment.

The house features two well-appointed bathrooms, ensuring convenience for busy households. While the property is already a lovely family home, it presents an exciting opportunity for modernisation, allowing new owners to put their personal touch on the space and create their dream living environment.

For those with vehicles, the property includes parking for multiple vehicles, along with the added benefit of two single garages, providing extra storage or workshop space. The picturesque village setting enhances the appeal of this home, offering a peaceful atmosphere while still being within reach of local amenities.

In summary, this property on Chesham Drive is a fantastic find for anyone looking to settle in a pretty village with ample living space and the potential for personalisation. Don't miss the chance to make this house your home.

£425,000

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 78                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   | 59      |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                            |
|-----------------------------------------------------------------|---------|----------------------------|
|                                                                 | Current | Potential                  |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                            |
| (92 plus) A                                                     |         |                            |
| (81-91) B                                                       |         |                            |
| (69-80) C                                                       |         |                            |
| (55-68) D                                                       |         |                            |
| (39-54) E                                                       |         |                            |
| (21-38) F                                                       |         |                            |
| (1-20) G                                                        |         |                            |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                            |
| England & Wales                                                 |         | EU Directive<br>2002/91/EC |

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Four bedroom detached house
- Two single garages and driveway
- Beautiful village location
- NO CHAIN

- Three reception areas
- Kitchen breakfast
- Good sized rear garden
- EPC: D Council Tax: E



### ACCOMMODATION:

#### Entrance Hall

#### Living Room

4.57m x 3.66m (15' x 12')

#### Dining Area

3.71m x 2.97m (12'2 x 9'9)

#### Kitchen

4.62m (max) x 3.71m (15'2 (max) x 12'2)

#### Utility Room

#### W/C

#### Conservatory

#### Stairs to first floor landing

#### Principle bedroom

4.09m x 3.66m (13'5 x 12'0)

#### Ensuite

#### Bedroom 2

4.11m x 3.66m (13'6 x 12'0)

#### Bedroom 3

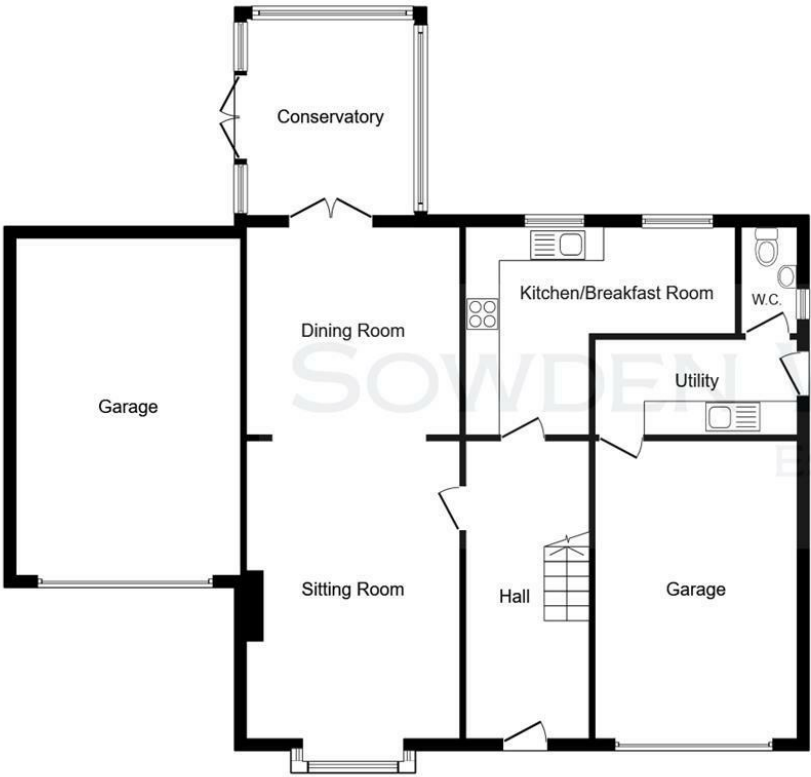
3.86m x 2.67m (12'8 x 8'9)

#### Bedroom 4

2.82m x 2.82m (9'3 x 9'3)

#### Bathroom

### FLOOR PLAN:



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)