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**STANFORD RISE, SWAY** £525,000

**Winkworth**

for every step...



# A very well-presented three bedroom link detached house situated in the heart of the village. This property has been completely updated and modernised by the current owner, offering spacious, convenient living.

Stanford Rise, Sway £525,000

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## Situation

This home is located in the village of Sway.

## Description

The approach is by a covered entrance porch obscure double glazed front door with matching side screen, provide access to the:

## Entrance Hallway

Stairs to first floor landing and accommodation with single door under stairs, storage cupboard, oak wooden flooring. Doors off to all ground floor accommodation, including door to the:

## Cloakroom

Obscure double glazed window to the front, matching suite, comprising of low-level WC and vanity wash hand basin. Part wooden and multi glazed double doors provide access from the hallway to the:

## Sitting Room

Double glazed Georgian style window to the front, marble effect fire surround with double glazed Georgian style window to the front, marble effect fire surround with matching hearth and inset real flame electric fire, wooden oak flooring, with further part wooden and multi glazed double opening doors, which lead in turn to the:

## Dining Room

Double glazed double opening French style doors which provide access out onto the rear garden and patio area. Double radiator with ornate wooden radiator cover, oak wooden flooring.

## Kitchen Breakfast Room

Georgian style double glazed window to the rear, butchers block work surface in part to 3 walls with a range of shaker style base and drawer units below with further matching units over, 1 1/2 bowl stainless steel sink and drainer inset to the work surface with mono taps above. Neff gas hob with matching extractor fan and further fitted double oven below space for fridge freeze. Further part wooden and multi glaze door gives access to the:

## Utility Room

Double glazed Georgian style door with matching window to the side provides access out onto the rear garden and patio area. Butchers block with a range of shaker style base and drawer units below. Fitted stainless steel sink with mono taps. Space and plumbing for both washing machine and tumble dryer, door which gives access into the integral garage.

## First Floor Landing

Georgian style double glazed window to the side,

with in set loft hatch giving access to the roof space and storage area. Double door built-in airing cupboard housing, the Worcester gas heating and hot water combination boiler. Doors off to all first floor accommodation including door to:

## Bedroom One/Two and Three

Double glazed windows throughout some with double bi- folding door built-in wardrobe with both hanging rail and storage space.

## Family Shower Room

Obscure double glaze window to the rear, matching suite comprising of low-level WC vanity wash hand basin with mono taps. Fitted double cupboard below and walk-in shower cubicle with both handheld and wall mounted showerhead. Ladder radiator.

## Integral Garage

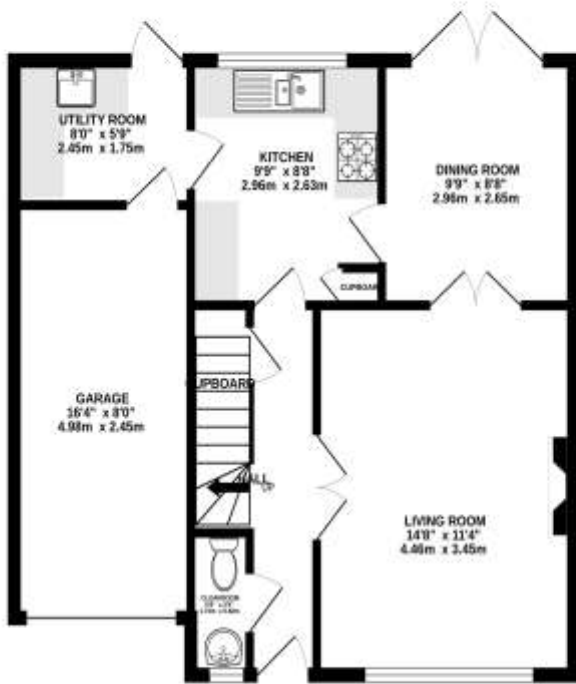
Accessed via metal double opening doors. The garage has the benefit of both power and lighting with a small workbench and shelving.

## Outside

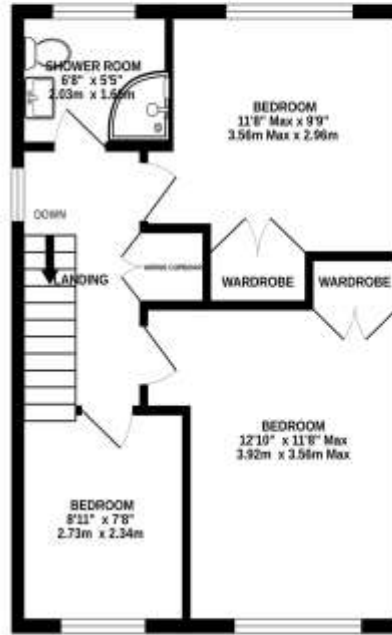
The front garden is enclosed. It is accessed via a long tarmac driveway which provides parking for a number of cars this gives direct access to the integral garage. The rear garden is a particular feature, mainly laid to lawn with a small patio area, both gardens are surrounded by earth dug borders containing an array of a mature shrubs and bushes.



GROUND FLOOR  
596 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.7 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</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		
England, Scotland & Wales	EU Directive 2002/91/EC	