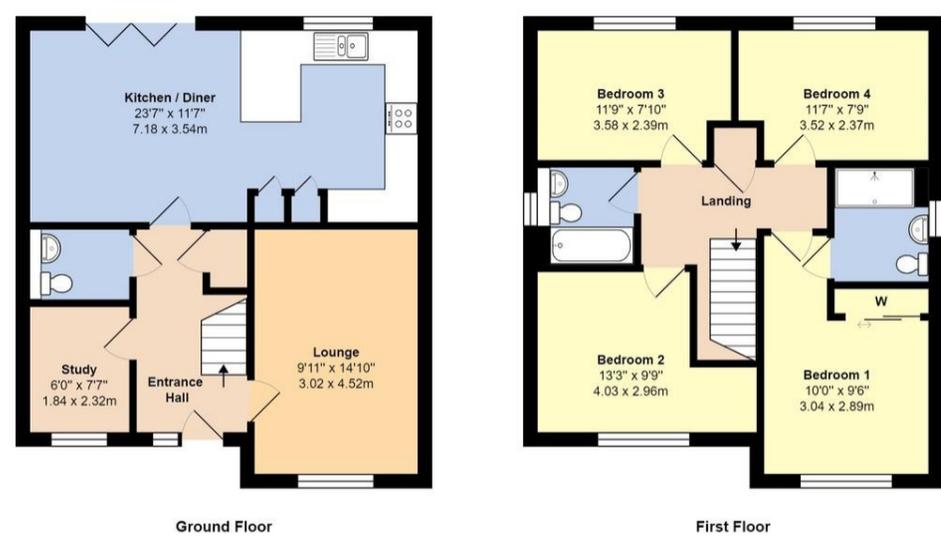


Wheat Gardens, Yapton

OIEO £495,000 - Freehold



Total Area: 1201 ft² ... 111.6 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Jtm 2022



Beautifully Presented And Energy Efficient Four Bedroom Family Home | Quiet Village Location | Impressive EPC Rating - 'A' | Solar Panels | Cost Effective Modern Home | Kitchen/Diner With Bi-Fold Doors Leading To Garden | Separate Lounge | Ground Floor Study And Cloakroom | Four Generous Sized Bedrooms - The Master with En-Suite And Built In Wardrobes | Family Bathroom | Ample Sized Garden With Patio, Decking And Lawn | Garage And Driveway | Electric Vehicle Charging Point | **VIEWING STRONGLY RECOMMENDED** |

Glyn-Jones & Company are delighted to be offering to the market this beautifully presented and energy efficient four-bedroom family home tucked away in a quiet village location. The property would be ideal for a growing family looking to save on bills with solar panels and an impressive EPC rating of 'A', something we could all benefit from at present. The ground floor boasts a large modern kitchen/diner with a breakfast bar and further dining area along with bi-fold doors opening out onto the bright garden with ample sized patio, decking and lawn with raised bed gardening containing various plants and shrubs. There is also access from the garden to the garage adjacent to the property with up-and-over-door and power, as well as a gate leading out to the driveway and electric vehicle charging point. Inside, there is a separate lounge space along with a ground floor study, perfect for those who work from home or as a 'homework station' for the kids. To the first floor are four good sized bedrooms with the master bedroom benefiting from built in wardrobes and an en-suite shower room with double shower, along with a family bathroom.

Council Tax Band - F
Energy Efficiency Rating A



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NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Wheat Gardens, Yapton
OIEO £495,000 - Freehold



Wheat Gardens is ideally situated in a quiet modern development with its own communal grounds and play park, just a few minutes' walk to local amenities such as convenience stores, a pharmacy, village hall and large recreational ground with play-park along with bus stops providing a regular service to surrounding areas.

Yapton is situated in the semi-rural location of the 'Six Villages' nestled between the South Downs and the sea. Boasting large conservation areas and numerous listed buildings adding character and charm, the village is steeped in local history, whilst also makes way for modern living with new developments bringing a breath of fresh air. Yapton offers a small selection of local amenities perfect for day-to-day needs including (yet not limited to) two convenience stores, a pharmacy, local butchers, fish & chip shop and a school. A range of more comprehensive facilities can be found within easy reach thanks to 4 different bus routes running through the village as well as Barnham or Ford train station close by.



Energy Efficient Family Home

