

Porlock Drive,

£240,000

- NO CHAIN
- PRIVATE REAR GARDEN
- GARAGE AND DRIVEWAY
- VIEWS OF OPEN GREEN LEISURE FIELDS
- QUIET CUL-DE-SAC
- COUNCIL TAX BAND - D
- EPC Rating: C



2 1 2

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About the property

A two-bedroom semi-detached home in the sought-after village of Sully, offering excellent potential for modernisation. Benefiting from a garage, driveway and rear garden, and ideally located close to local amenities and the highly regarded Sully Primary School. Offered for sale with no onward chain.

Accommodation

Entrance Porch

Entered via a uPVC double-glazed door, providing a useful space for coats and shoes before entering the main accommodation.

Living Room

13' 9" max x 12' 3" max (4.19m max x 3.73m max)

A bright and spacious living room with a large front-facing window allowing plenty of natural light, r and ample space for living room furniture.

Kitchen

12' 4" max x 10' 10" max (3.76m max x 3.30m max)

Fitted with a range of wall and base units with work surfaces over, sink and drainer, space for appliances and a window overlooking the rear garden and open green space beyond. Door providing access to the rear garden.

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Landing

Access to all first-floor accommodation and loft space.

Bedroom 1

12' 2" max x 11' 6" max (3.71m max x 3.51m max)

A generous double bedroom with window to the front elevation, with added built in storage.

Bedroom 2

10' 10" max x 7' 3" max (3.30m max x 2.21m max)

A well-proportioned second bedroom with window enjoying pleasant views over the rear garden and neighbouring green leisure fields,

Bathroom

8' 1" max x 4' 10" max (2.46m max x 1.47m max)

Fitted with a panelled bath with overhead shower, wash hand basin and WC, complemented by an obscure double-glazed window to the rear elevation. The room offers excellent potential for modernisation and personalisation to suit individual tastes.

Rear Garden

A private rear garden incorporating a patio area, ideal for outdoor dining and entertaining. Enjoying attractive views across open green leisure fields, the garden is stocked with a variety of mature plants and shrubs, creating a pleasant and secluded environment. There is also convenient side access to the garage.

Garage and Driveway

A private driveway provides off-road parking and leads to a single garage, offering additional parking, storage or workshop space. The garage benefits from convenient access to the rear garden and provides practical versatility for a variety of uses.

Front Garden A well-maintained front garden with a pathway leading to the front entrance door. Featuring a selection of mature plants and shrubs, the garden enhances the property's kerb appeal and provides access to the private driveway and garage.

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Floorplan



Ground Floor **First Floor**

Total floor area 73.2 m² (788 sq.ft.) approx

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