



01947 601301



14 YEW TREE CLOSE,  
SLEIGHTS

4 BED DETACHED HOUSE



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## PROPERTY FEATURES

- Detached Stone House with a Double Garage
- 2,000 sq ft of Accommodation over 2 Floors
- 2 Reception Rooms, Study & Conservatory
- 4 Bedrooms, 2 Bathrooms & Downstairs WC
- Gas Central Heating & Double-Glazing Throughout
- Lawned Gardens & Double Driveway
- Ideal Family Home on a Quiet Cul-de-Sac
- Close to Village Amenities including Primary School & GP Surgery

Type: **DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **4**

Bathrooms: **2**

Reception Rooms: **2**

Parking: **DOUBLE GARAGE, DRIVEWAY**

Outside Space: **GARDEN**

Tenure: **FREEHOLD**

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14 YEW TREE CLOSE, SLEIGHTS - 4 bed Detached House - £475,000



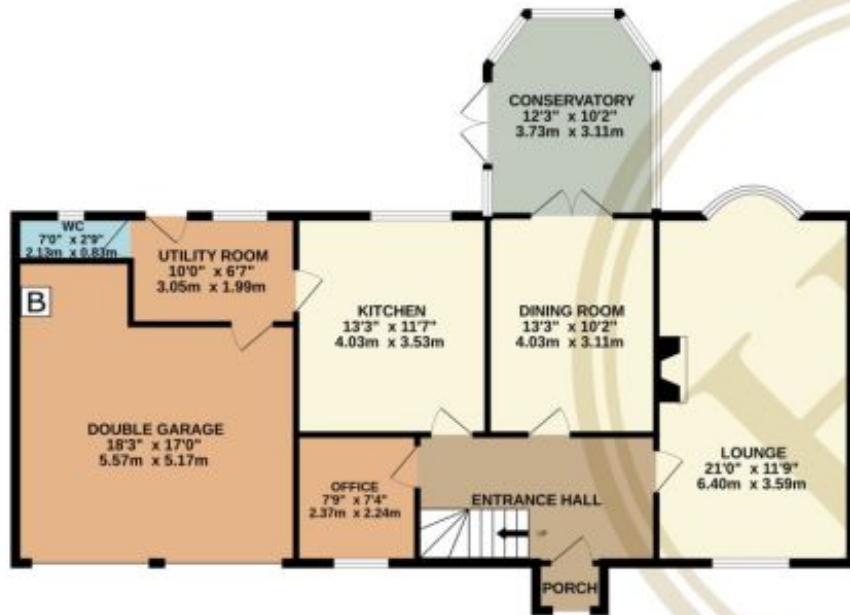


Hope & Braim are delighted to present 14 Yew Tree Close in Sleights to the market. A detached stone house with lawned gardens and conservatory located on a quiet cul-de-sac that is located close to village amenities including a Primary School and GP Surgery. The property was built in the late 1980's as a family home and has enough accommodation to accommodate a large family with nearly 2,000 sq ft including two reception rooms and four bedrooms. The house has been well-maintained and does have gas central heating and double-glazing throughout but would benefit from some cosmetic updating. There is a spacious entrance hall that leads through to the living spaces that comprises a lounge that has a dual aspect and a fireplace, and a dining room with glazed doors that link to the conservatory. Along with a breakfast kitchen there is a utility with a downstairs WC and a study. Upstairs there is a large landing, four bedrooms, three of which are doubles, and two bathrooms, including an ensuite. Outside there is a block-paved driveway that offers off-street parking for two vehicles, plus there is a double garage that has an automatic door and internal access through to the utility room. There are well kept gardens to the front and rear of this substantial home that has great potential and will appeal to those wanting a detached property in a quiet village setting.



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**GROUND FLOOR**  
1190 sq.ft. (110.5 sq.m.) approx.



**1ST FLOOR**  
959 sq.ft. (89.1 sq.m.) approx.



**TOTAL FLOOR AREA : 2149 sq.ft. (199.7 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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