



01947 601301



17 SELSTONE CRESCENT,
SLEIGHTS

4 BED DETACHED BUNGALOW



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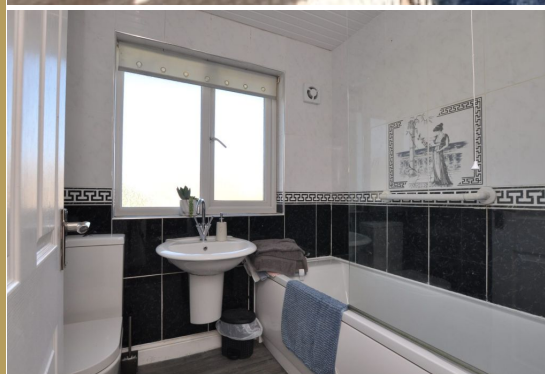
PROPERTY FEATURES

- Detached Bungalow with Separate Annexe
- Open Plan Living with Wood Burning Stove
- 2 Double Bedrooms & Modern Bathroom Suite
- 600 sq ft Annexe with 2 Bedrooms
- Generous Corner Plot with a Low-Maintenance Garden
- 2 Garages/Workshops & Driveway
- Both Properties are currently Holiday Lets

Type: **DETACHED BUNGALOW**
Availability: **FOR SALE**
Bedrooms: **4**
Bathrooms: **2**
Reception Rooms: **2**
Parking: **DRIVEWAY, GARAGE**
Outside Space: **GARDEN**
Tenure: **FREEHOLD**

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17 SELSTONE CRESCENT, SLEIGHTS - 4 bed Detached Bungalow - £350,000



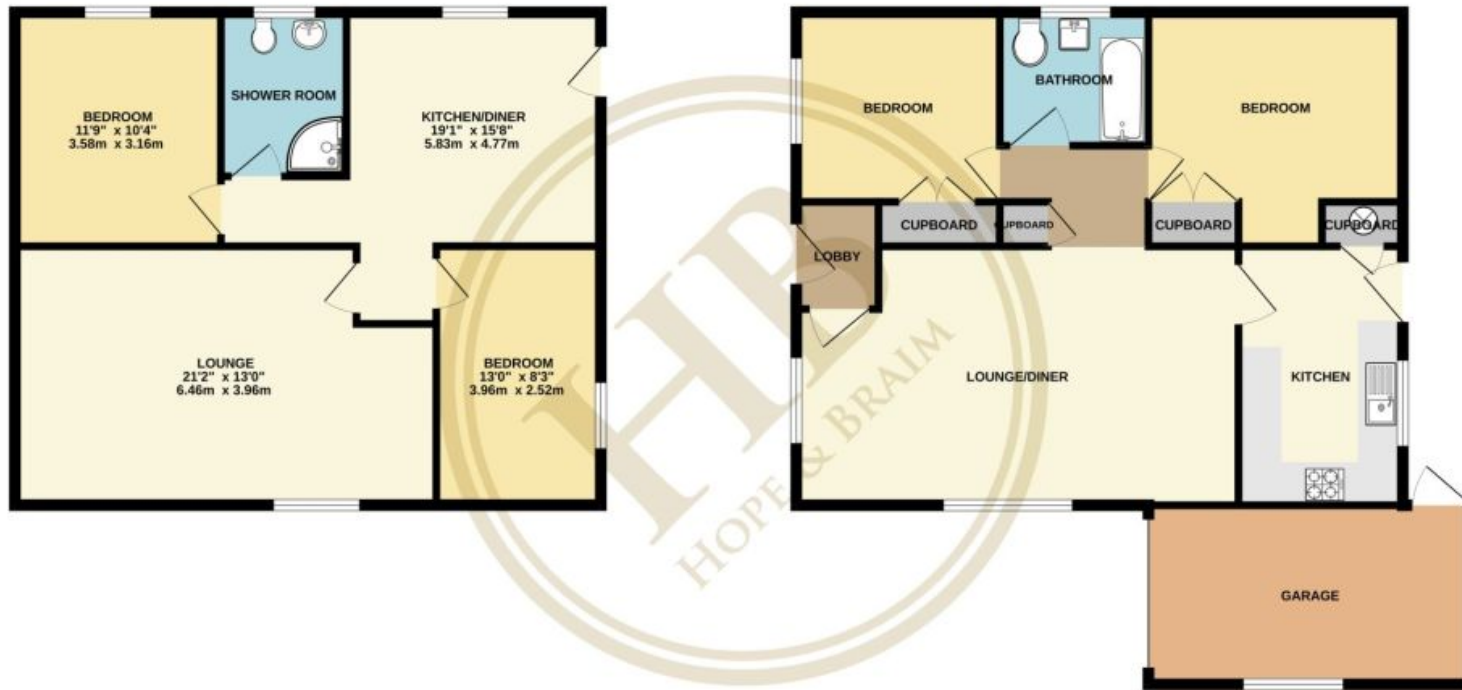
Hope & Braim are delighted to present 17 Selstone Crescent in Sleights to the market. This detached property is in fact two properties in one that occupies a generous corner plot with useful outbuildings located on a quiet cul-de-sac close to village amenities. Originally the property was a two-bed bungalow with a large basement, with it being built on a sloping site, that has since been converted into a two-bed annexe. The bungalow has spacious living space with an open plan lounge/diner that has a wood burning stove as a focal point and large windows that flood the room with natural light. There is a modern kitchen with high-gloss cabinets and integrated appliances, plus two double bedrooms and a bathroom suite, all benefiting from having gas central heating and double-glazing. The annexe has its own private entrance to the rear of the property and comprises a kitchen/diner, lounge, two bedrooms and a shower suite. Although being a basement conversion every room has a window, so it is relatively light for this type of conversion. The annexe is currently being used as holiday accommodation but would be suitable for multi-generational living or for a family wanting additional income from a buy-to-let. The garden is mainly low-maintenance with the rear being graveled and there are two garages/workshops, ideal for those with either a mechanical interest or in need of storage.



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BASEMENT

GROUND FLOOR



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		
(92-100) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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