



Spacious, extended family home

Two large reception rooms

Popular village location

Four generous bedrooms

Driveway for four cars and integral garage

Large outbuilding

Tucked away in the bottom of a quiet cul-de-sac, is this deceptively spacious, extended, family home. Situated in the popular, sought-after village of Stainburn, this lovely property boasts two large reception rooms and four generous bedrooms. The property is situated on a good size plot, with an extensive driveway providing off road parking for up to 4 cars. The accommodation briefly comprises of: entrance hall, with excellent built-in storage, well-presented light and airy lounge. Lovely contemporary kitchen and a large rear reception room, ideal as a dining room, sitting room or perhaps a playroom. To the first floor there are Four good size bedrooms, modern shower room and separate WC. Externally, the property benefits from a large driveway, that can easily accommodate four cars, which leads to an integral garage with electric and water supply. To the rear of the property there are two separate low maintenance patio areas, and a large brick-built outbuilding, ideal for storage or perhaps a gym space or home bar. Viewing is highly recommended to appreciate the space, and location, of this lovely family home.

ACCOMMODATION

Entrance hall 9' 3" x 6' 3" (2.82m x 1.90m)

Entered through a modern uPVC double glazed door, with frosted glass side panel. Featuring a double panel radiator, integral access to the garage, access to lounge and kitchen. With a large double door storage cupboard.

Lounge 14' 1" x 12' 11" (4.29m x 3.93m)

Spacious, bright and airy lounge. With feature gas fire, set into a marble hearth and inset with ornate marble surround. uPVC double glazed window over looking the front of the property with single panel radiator below. TV aerial point and decorative coving.

Kitchen

Contemporary kitchen, Boasting a range of wood wall and base units with contrasting work surfaces and tiled splash back. circular sink and drainer unit with mixer tap and plumbing for a washing machine. Built in double electric oven. integrated microwave, four ring gas burning hob with integrated extractor fan above. Tiled flooring, uPVC double glazed window overlooking the rear of the property. The kitchen is open to the dining room.

Rear extension/dining room 11' 10" x 10' 10" (3.60m x 3.30m)

The rear extension to the property, currently used as a dining room, this spacious dual aspect room offers a versatile second reception. Could also be used as a playroom or a sitting room. with two uPVC double glazed windows providing lots of natural light, decorative coving, TV ariel point and double panel radiator. with rear access to the garden.

First floor landing

Providing access to the four bedrooms, shower room and WC. With loft access to the ceiling.

Bedroom one 10' 9" x 11' 11" (3.27m x 3.63m)

Forming part of the double height extension at the rear of the property, this spacious double bedroom has a neutral décor, decorative coving, uPVC double glazed window overlooking the rear of the property with single panel radiator below and TV aerial points.

Bedroom two 10' 4" x 11' 9" (3.15m x 3.58m)

Generous double bedroom, built-in storage cupboard with shelving, two uPVC double glazed tilt and turn windows overlooking the rear garden with single panel radiator below. Modern neutral décor and decorative coving to the ceiling.



Shower room 7' 9" x 5' 5" (2.36m x 1.65m)

Stylish, modern shower room, with large corner shower cubicle, mixer shower with both rainfall and jet showerheads and controls built into the tile surround, with sliding glass doors. Hand washbasin with mixer tap set into a modern high-gloss vanity unit and modern towel heating radiator. uPVC double glazed frosted glass windows and LED lit Mirror, fully tiled walls and flooring and modern PVC panelling to the ceiling.

Separate WC 2' 9" x 5' 4" (0.84m x 1.62m)

Useful separate WC with pushbutton flush toilet, single panel radiator, uPVC double glazed tilt and turn frosted glass window and modern Karndean flooring.

Bedroom three 11' 10" x 11' 8" (3.60m x 3.55m)

Spacious, light and airy double bedroom. With built-in storage cupboard housing the Combi boiler, uPVC double glazed tilt and turn windows overlooking the front of the property, double panel radiator below, with modern neutral décor and decorative coving to the ceiling.

Bedroom four 10' 6" x 7' 6" (3.20m x 2.28m)

Generously proportioned, fourth double bedroom. With modern neutral decor, decorative coving to the ceiling, uPVC double glazed tilt and turn window overlooking the front of the property with single panel radiator below.

Externally

To the front of the property is a large driveway, which can easily provide parking for three cars, leading into the integral garage. To the rear of the property is a low maintenance rear garden, with two separate patio areas, second patio area has modern fencing and hedgerows to the borders offering a private space to sit out. Property also benefits from a large, brick built, outbuilding. Which is ideal for storage or for conversion to a home bar, gym or summerhouse.



TENURE

We have been informed by the vendor the property is freehold

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NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.





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