



Ground Floor



Entrance Hallway

Enter the property via a composite/ partly double glazed front door and having a coved ceiling with a ceiling light point, a central heating radiator, solid wood flooring, a carpeted, spindle stairway leading to the first floor, double doors opening to the lounge and doors to the kitchen and the guest WC.

Lounge

17' 0" x 12' 6" max (5.18m x 3.81m max)

Being open plan to the dining room and having three uPVC/double glazed windows, two to the side aspect and a walk-in bay to the front aspect, a coved ceiling with a ceiling light point, a central heating radiator, a gas fire with a fireplace surround, solid wood flooring, a television aerial point and an opening to the dining room.

Dining Room

10' 2" x 8' 11" (3.10m x 2.72m)

Having sliding patio doors to the rear aspect opening to the conservatory, a coved ceiling with a ceiling light point, a central heating radiator, solid wood flooring, a television aerial point and a door opening to the kitchen.

Conservatory

11' 6" x 10' 0" (3.50m x 3.05m)

Being constructed from uPVC/double glazed windows to the side and rear aspects and having a ceiling light point with a fan, tiled flooring and uPVC/double glazed French doors to the side aspect opening to the rear garden.

Kitchen

10' 2" x 8' 9" (3.10m x 2.66m)

Being fitted with a range of wall, base and drawer units with laminate work surface over and having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, a one and a half bowl stainless steel sink with a mixer tap fitted and a drainer unit, tiled flooring, tiled splashbacks, a built-under electric, double oven with a four burner gas hob and a stainless steel chimney style extraction unit over and a stainless steel splashback behind and doors opening to the utility room and a pantry.

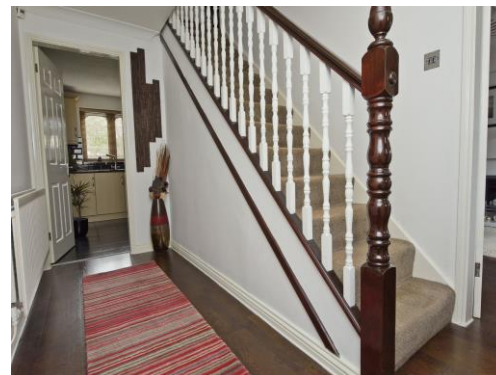
Utility Room

9' 9" x 8' 0" (2.97m x 2.44m)

Being fitted with a range of wall and base units with laminate work surface over and having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heated radiator, a sink with a mixer tap fitted, tiled flooring, tiled splashbacks, plumbing for a washing machine, space for a tumble dryer, a breakfast bar seating area, space for an American style fridge/freezer, a door opening to the garage and a uPVC/double glazed door to the rear aspect opening to the garden.

Downstairs WC

Having an obscured uPVC/double glazed window to the front aspect, a WC, a wash hand basin, laminate flooring, a ceiling light point and a chrome-finished central heating towel rail.



First Floor

Landing

Having a uPVC/double glazed window to the front aspect, a coved ceiling with ceiling spotlights, an airing cupboard, carpeted flooring, doors to the four bedrooms and the family bathroom and access to the boarded loft space via a loft ladder.

Bedroom One

15' 11" x 10' 10" (4.85m x 3.30m)

Having a uPVC/double glazed walk-in bay window to the front aspect, a coved ceiling with a ceiling light point, a central heating radiator, solid wood flooring, a fitted wardrobe with sliding doors and a door opening to the en-suite shower room.

En-suite Shower Room

Having an obscured uPVC/double glazed window to the side aspect, a ceiling light point, a chrome-finished central heating towel rail, laminate flooring, a WC, a wash hand basin with a mixer tap fitted, partly tiled walls and a shower cubicle which has an electric shower installed.

Bedroom Two

15' 9" x 9' 3" (4.80m x 2.82m)

Having a uPVC/double glazed window to the rear aspect, a coved ceiling with a ceiling light point, a central heating radiator and carpeted flooring.

Bedroom Three

12' 3" x 9' 1" (3.73m x 2.77m)

Having a uPVC/double glazed window to the front aspect, a coved ceiling with a ceiling light point, a central heating radiator, a built-in wardrobe with sliding doors and carpeted flooring.

Bedroom Four

10' 5" x 10' 9" (3.17m x 3.27m)

Having a uPVC/double glazed window to the rear aspect, a coved ceiling with a ceiling light point, a central heating radiator and carpeted flooring.

Family Bathroom

Having an obscured uPVC/double glazed window to the rear aspect, a ceiling light point, a chrome-finished central heating towel rail, a WC, a wash hand basin with a mixer tap fitted, fully tiled walls, tiled flooring and a P-shaped bath with a mixer tap fitted, an electric shower over and a curved glass shower screen installed.

Outside

Front

Being located on a large corner plot and having a block-paved driveway suitable for parking multiple vehicles, a lawn, a low-level wooden fence, a storm porch, courtesy lighting, various trees, shrubs and bushes, a privacy hedge, access to the integral garage and access to the rear of the property via a wooden side gate.

Garage

21' 0" x 8' 2" (6.40m x 2.49m)

An integral garage, which has power, lighting and an up and over door.

Rear

A large garden which is mainly lawn and has a patio area, a decorative gravel area, a cold-water tap, slate chipped/bark borders, various trees, shrubs and bushes and access to the front of the property via a wooden side gate.



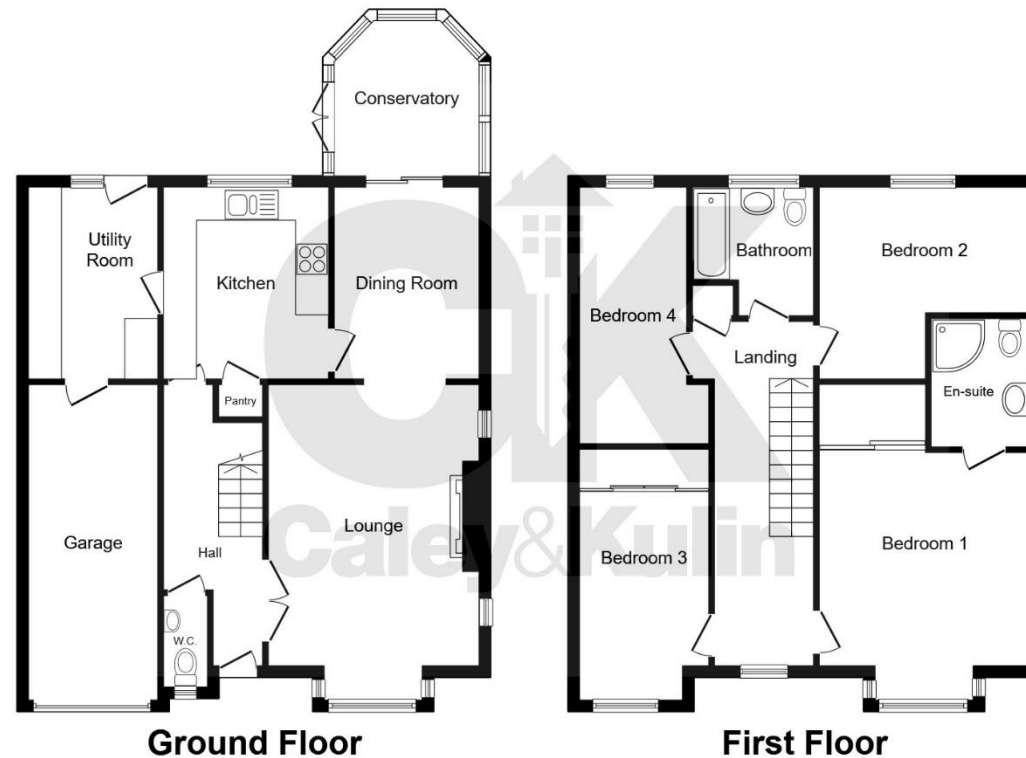








* A luxury family home, impeccably showcased and located on a very desirable residential estate *



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Tenure: Freehold

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