



SWANSMOOR DRIVE, HIXON



Ground Floor

Entrance Hallway

Enter via a composite/partly double glazed front door and having a uPVC/double glazed window to the side aspect, a coved ceiling with two ceiling light points, a central heating radiator, luxury, vinyl plank flooring, a carpeted spindle stairway to the first floor, a storage cupboard which houses the electric fuse box and doors opening to the lounge, the dining room, the kitchen/breakfast room and the downstairs WC.

Lounge

20' 3" x 10' 8" (6.16m x 3.26m)

Having three uPVC/double glazed windows one to the front aspect and two to the rear aspect, a coved ceiling with two ceiling light point, two central heating radiators, a gas fire with a fireplace surround, carpeted flooring, a television aerial point and uPVC/double glazed French doors to the rear aspect opening to the garden.

Dining Room

9' 5" x 11' 4" (2.87m x 3.45m)

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

Kitchen/Breakfast Room

10' 2" x 11' 3" max (3.09m x 3.43m max)

Being fitted with a range of wall, base and drawer cabinets with laminate worksurface over and having a uPVC/double glazed window to the rear aspect, tiled flooring, ceiling spotlights, plinth heating, a one and a half bowl, stainless steel sink with a mixer tap fitted and a drainer unit, a built-under, electric, double oven with a four-burner gas hob and an integrated extraction unit over, a semi-integrated dishwasher, an integrated, upright fridge/freezer, a tiled splashback, tiled flooring and a door opening to the utility room.

Utility Room

6' 6" x 5' 5" (1.98m x 1.65m)

Having a base cabinet with laminate worksurface over, a one and a half bowl, stainless steel sink with a mixer tap fitted and a drainer unit, plumbing for a washing machine, space for an upright fridge/freezer, a ceiling light point, tiled flooring, partly tiled walls, an extraction unit and a uPVC/double glazed, stable door to the rear aspect opening to the garden.

Downstairs WC

Having an obscured uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, carpeted flooring, a WC and a wash hand basin with a tiled splashback.



First Floor

Landing

Having a coved ceiling with a ceiling light point, carpeted flooring and doors to four bedrooms and the family bathroom.

Bedroom One

13' 9" x 8' 11" (4.18m x 2.73m)

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator, carpeted flooring, fitted wardrobes, a telephone point and a door opening to the en-suite shower room.

En-suite Shower Room

Having an obscured uPVC/double glazed window to the rear aspect, ceiling spotlights, an extraction unit, a central heating radiator, carpeted flooring, a WC, a wash hand basin, partly tiled walls and a corner shower cubicle which has a thermostatic shower installed.

Bedroom Two

13' 1"max x 18' 7"max (3.99m max x 5.67m max)

Having two uPVC/double glazed windows to the front aspect, a ceiling light point, two central heating radiators, carpeted flooring and a door opening to an airing cupboard.

Bedroom Three

10' 6" x 9' 10"max (3.20m x 2.99m max)

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

Bedroom Four

7' 3" x 8' 0" (2.21m x 2.44m)

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator and laminate 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, vinyl flooring, a WC, a wash hand basin, an extraction unit, partly tiled walls and a bath with a side-mounted mixer tap fitted, an electric power shower over and a glass shower screen installed.

Outside

Front

Situated on a large corner plot and having a wrap-around lawn, a large tarmac driveway suitable for parking multiple vehicles, a block-paved pathway leading to the front entrance, decorative, low-level wrought iron fencing, courtesy lighting, a storm porch, access to the rear of the property, access to the double garage and various trees, shrubs and bushes.

Double Garage

16' 8" x 16' 6" (5.08m x 5.03m)

A detached garage, which has power, ceiling spotlights, a storage cupboard, a uPVC/double glazed window to the rear aspect, a uPVC/double glazed door to the rear aspect which opens to the rear driveway, a full height uPVC/double glazed window also to the rear aspect and two up and over doors to the front aspect.

Rear

A large garden which is mainly lawn and has a patio seating area with a pergola over, a cold-water tap, various trees, shrubs and bushes and access to the front of the property via a wooden side gate.

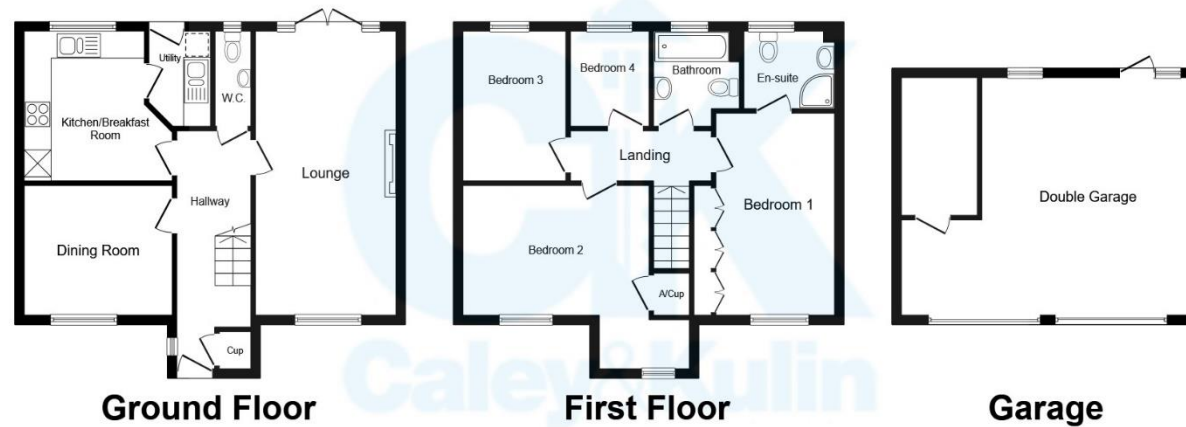








* An immaculately presented, four bedroom family home located in a very desirable area *



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EPC Rating: C

Tenure: Freehold

Version: CK1745/001



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