



Ground Floor



Entrance Hallway

Enter the property via a composite/partly double-glazed front door and having three uPVC/double glazed windows two to the front aspect which have integral shutter blinds fitted and one to the side aspect, a ceiling light point, tiled flooring, a storage cupboard and a door opening to the lounge.

Lounge

21' 5" x 12' 10" (6.527m x 3.901m)

Having a uPVC/double glazed window to the front aspect with an integral shutter blind fitted, two ceiling light points, a traditional central heating radiator, a freestanding electric fireplace stove with a tiled hearth, tiles behind and recessed spotlights, Kardean flooring, a television aerial point, doors opening to the inner hall and the study and French doors with sidelight windows to the rear aspect opening to the kitchen/dining room.

Study

5' 11" x 11' 1" (1.796m x 3.382m)

Having two obscured uPVC/double glazed windows to the side aspect, a ceiling light point, a central heating radiator, an under-stairway storage cupboard and laminate flooring.

Kitchen/Dining Room

24' 6" x 13' 3" (7.461m x 4.035m)

Being open plan to the dining room and having a range of handleless base, drawer and mid-height units with laminate worksurface over, matching upstands and waterfall sides and having two uPVC/double glazed windows one to the rear aspect with a roller blind fitted and an obscure window to the side aspect, both ceiling spotlights and ceiling light points, two central heating radiators, a one and a half bowl sink with a spray-arm mixer tap fitted and a drainer unit, an electric oven and a combination oven/microwave integrated in mid-height cabinets, a five-burner gas hob with a stainless steel chimney style extraction unit over and a tiled splashback behind, both an integrated, double fridge and freezer, an integrated dishwasher, a peninsula with breakfast bar seating, four large integrated cupboards with integral drawers and sensor lighting in each, recessed shelving with spotlights, porcelain tile flooring, a newly installed Hive thermostat, a door opening to the utility room and to the rear aspect, uPVC/double glazed French doors with full height sidelight windows each side.

Utility room

4' 10" x 6' 11" (1.469m x 2.109m)

Having a shelving system which can be altered to suit, plumbing for a washing machine, space for a tumble dryer, a fitted sideboard which matches the kitchen sides, porcelain tile flooring and a door opening to the downstairs shower room.

Downstairs Shower Room

6' 9" x 6' 4" (2.060m x 1.942m)

Having a central heating towel rail, a WC, a wash hand basin with a mixer tap fitted and under-sink storage, partly tiled walls, porcelain tile flooring and a walk-in shower with a thermostatic shower installed.

Inner Hall

Having a uPVC/window to the front aspect with an integral shutter blind fitted, a central heating radiator, a ceiling light point and a carpeted stairway leading to the first floor.



First Floor

Landing

Having an obscured uPVC/double glazed window to the side aspect, a ceiling light point, access to the loft space, carpeted flooring and doors to the four bedrooms and the family bathroom.

Bedroom One

9' 10" x 16' 2" (3.004m x 4.927m)

Having two uPVC/double glazed windows to the front aspect one of which has an integral shutter blind fitted, a ceiling light point, a central heating radiator and carpeted flooring.

Bedroom Two

12' 10" x 11' 5" (3.906m x 3.478m)

Having a uPVC/double glazed window to the front aspect with an integral shutter blind fitted, a ceiling light point, a central heating radiator, carpeted flooring and a fitted wardrobe which features a walk-in area, ideal for placing a dressing table as it also has a uPVC/double glazed window.

Bedroom Three

11' 5" x 8' 11" (3.478m x 2.718m)

Having a uPVC/double glazed window to the rear aspect with a roller blind fitted, a ceiling light point, a central heating radiator, a built-in wardrobe and carpeted flooring.

Bedroom Four

8' 10" x 4' 6" (2.698m x 1.370m)

Having a uPVC/double glazed window to the rear aspect with a roller blind fitted, a ceiling light point, a central heating radiator, a built-in wardrobe and carpeted flooring.

Family Bathroom

7' 10" x 6' 8" (2.376m x 2.022m)

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

Outside

Front

Having a large driveway suitable for parking multiple vehicles, a low level-wall and access to the rear of the property via a bespoke, lockable Harrogate style, aluminium side gate.

Rear

A private, large garden, which has a patio dining area, steps down to a lawn, a second patio area which has raised borders and a large summerhouse, a second lawn area, courtesy lighting, electrical points, access to the front of the property via an aluminium side gate and a large shed which has a pitched roof with a mezzanine floor, for extra storage and lighting.

Summer House

11' 8" x 11' 6" (3.553m x 3.498m)

A large summerhouse, which is insulated and has uPVC/double glazed windows to the front and side aspects a uPVC/double glazed door to the rear aspect, power, lighting and both water pipes and a soil pipe.



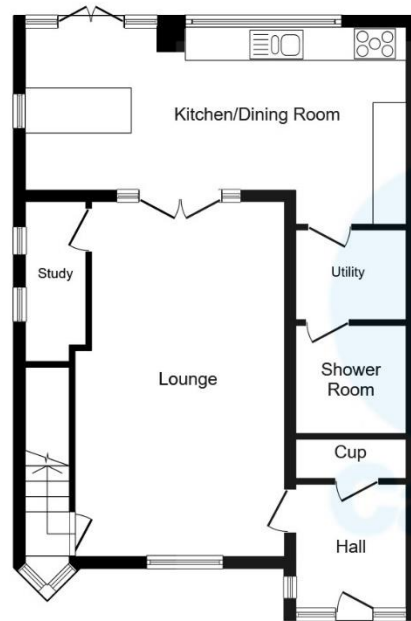




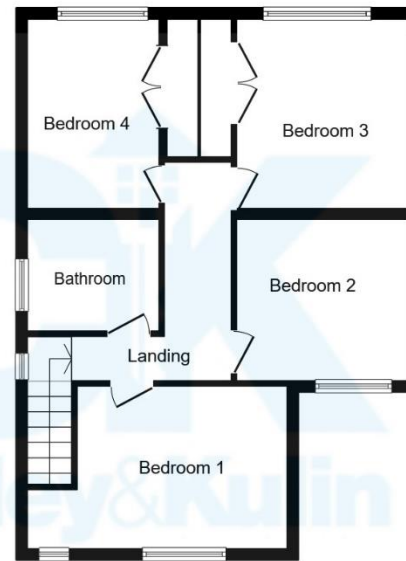




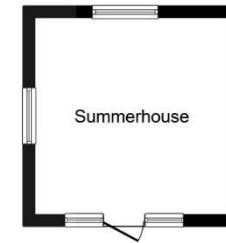
* An immaculately presented, four-bedroom, detached family home located in a very desirable area *



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First Floor



Outbuilding

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Council Tax Band: D

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