



PREECE DRIVE, HEDNESFORD





### Ground Floor

#### Entrance Hallway

Enter the property via a composite/double glazed front door and having two ceiling light points, a central heating radiator, laminate flooring, a carpeted spindle stairway to the first floor and doors opening to the lounge, the dining room, the kitchen/breakfast room, the downstairs WC and a storage cupboard.

#### Lounge

**16' 9" x 10' 2" (5.10m x 3.10m)**

Having a uPVC/double glazed window to the front aspect, two ceiling light points, two central heating radiators, carpeted flooring, a television aerial point and uPVC/double glazed French doors to the rear aspect opening to the garden.

#### Dining Room

**10' 9" x 9' 8" (3.27m x 2.94m)**

Having two uPVC/double glazed windows one to the front aspect and one to the side aspect, a ceiling light point, a central heating radiator and laminate flooring.

#### Kitchen/Breakfast Room

**15' 1" x 15' 1" (4.59m x 4.59m)**

Being fitted with a range of wall, base, tall and drawer units with laminate worksurface over and having three uPVC/double glazed windows one to the rear aspect and two to the side aspect, two ceiling light points, a central heating radiator, a one and a half bowl stainless steel sink with a mixer tap fitted and a drainer unit, an electric oven integrated in a tall cabinet, a four-burner gas hob with a stainless steel chimney style extraction unit over, plumbing for both a washing machine and a dishwasher, space for an upright fridge/freezer, laminate flooring and uPVC/double glazed French doors to the side aspect opening to the rear garden.

#### Downstairs WC

Having a WC, a wash hand basin with a mixer tap fitted, laminate flooring, a ceiling light point, a central heating radiator and an extraction unit.

## First Floor

### Landing

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, access to the loft space, carpeted flooring and doors to the four bedrooms and the family bathroom.

### Bedroom One

**9' 11" x 13' 4" (3.02m x 4.06m)**

Having two uPVC/double glazed windows one to the side aspect and one to the rear aspect, a ceiling light point, a central heating radiator, laminate flooring, a built-in wardrobe and a door to the en-suite shower room.

### En-suite Shower Room

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

### Bedroom Two

**8' 9" x 12' 11" (2.66m x 3.93m)**

Having two uPVC/double glazed windows one to the front aspect and one to the side aspect, a ceiling light point, a central heating radiator, carpeted flooring and a built-in wardrobe.

### Bedroom Three

**10' 3" x 10' 4" (3.12m x 3.15m)**

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

### Bedroom Four

**7' 5" x 7' 0" (2.26m x 2.13m)**

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

### Family Bathroom

Having a ceiling light point, a central heating radiator, a WC, a wash hand basin with a mixer tap fitted, partly tiled walls, laminate flooring, an extraction unit and a bath with a mixer tap fitted, an electric shower over and a glass shower screen installed.

## Outside

### Garage

Being a detached garage, which has power, lighting and an up and over door.

### Front

Being a large corner plot, which has a wrap around artificial grass lawn, two tarmac driveways one to the front aspect and one to the rear aspect, a decorative gravel area, plated borders, courtesy lighting, access to the garage which is located to the rear of the property and access to the rear garden via a wooden side gate.

### Rear

Having a tiled patio seating area, an artificial grass lawn, a cold-water tap, courtesy lighting and access to the front of the property, the rear driveway and the garage via a wooden side gate.









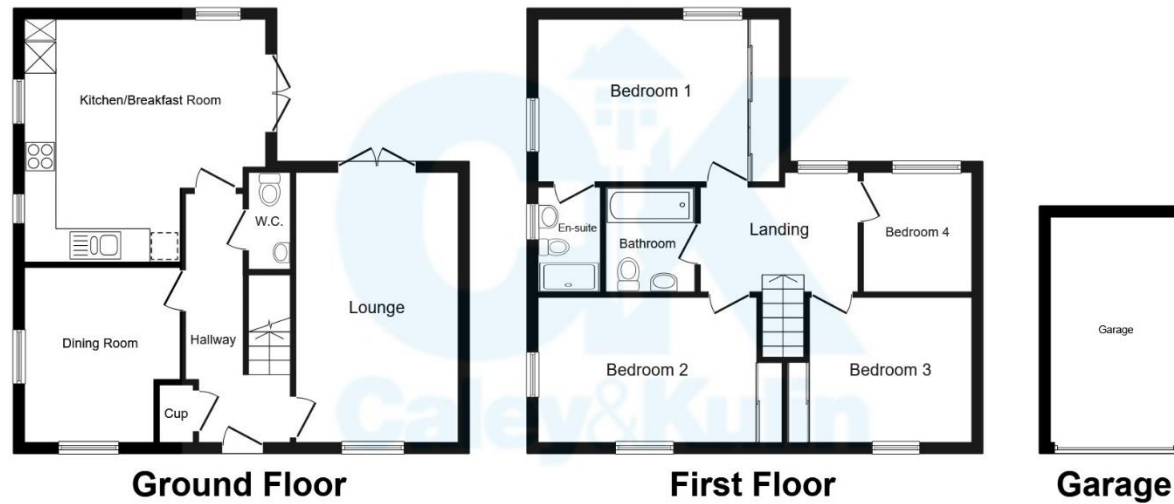






\* An immaculately presented, detached family home located on a very desirable estate \*





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**Council Tax Band:** D

**EPC Rating:** B

**Tenure:** Freehold

**Version:** CK1387/001



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