





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, laminate flooring, a smoke alarm, the burglar alarm control key pad, a carpeted, spindle stairway leading to the first floor, an under stairway storage cupboard and doors opening to the lounge, the open plan kitchen/diner and family room and the downstairs WC.

Downstairs WC

Having an obscure uPVC/double glazed window to the front aspect, ceiling light point, a chrome-finished central heating towel rail, a WC, a wash hand basin with a mixer tap fitted and under sink storage, partly tiled walls and vinyl flooring.

Lounge

13' 9" max into bay window x 13' 10" (4.19m max into bay window x 4.21m)

Having three uPVC/double glazed windows two to the side aspect and a walk-in bay to the front aspect, a coved ceiling, wall lighting, a central heating radiator, a television aerial point, carpeted flooring and a gas fire with a fireplace surround.

Study

9' 4" x 7' 11" (2.85m x 2.42m)

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

Open Plan Kitchen/Diner and Family Room 16' 3" max x 21' 1" max (4.96m max x 6.43m max)

Kitchen/Diner

Being fitted with a range of handle-less, gloss finished tall, base and drawer units with compact worksurface over and matching upstands and having a uPVC/double glazed window to the rear aspect, two ceiling light points, a vertical central heating radiator, a one and a half bowl sink with a mixer tap fitted and a drainer unit, an electric oven integrated in a tall cabinet with an integrated microwave above, an induction hob with a chimney style extraction unit over, laminate flooring, an integrated fridge/freezer, an integrated dishwasher, under worktop accent lighting and an archway to the utility room.

Family Room

Being open plan to the breakfast kitchen and having a uPVC/double glazed window to the rear aspect, a partly coved ceiling with two ceiling light points, laminate flooring, a door opening to the study/playroom and uPVC/double glazed French doors to the side aspect opening to the rear garden.

Utility Room

7' 0" x 4' 9" (2.14m x 1.46m)

Having gloss finished wall and base cabinets with compact worksurface over and matching upstands, a composite/double glazed door to the side aspect opening to the rear garden, a ceiling light point, a circular stainless-steel sink with a mixer tap, an integrated a washing machine, space for a tumble dryer, the central heating boiler and laminate flooring.

First Floor

Landing

Having a ceiling light point, carpeted flooring, access to the loft space, an airing cupboard and doors opening to the four bedrooms and the family bathroom.

Bedroom One

11' max 11" max x 12' 0" (3.62m max x 3.65m max)

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, two built-in, double wardrobes and a door to the en-suite shower room.

En-suite Shower Room

Having an obscured uPVC/double glazed window to the side aspect, ceiling spotlights, a central heating towel rail, laminate flooring, a shaver point, an extraction unit, a WC, a wash hand basin with a mixer tap fitted and under sink storage and a fully tiled, double width shower cubicle with a double-headed thermostatic shower installed.

Bedroom Two

9' 5" x 12' 10" (2.86m x 3.91m)

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, carpeted flooring and access to the loft space via a pull-down loft ladder.

Bedroom Three

9' 10" x 9' 8" (3.00m x 2.95m)

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

Bedroom Four

15' 8" max x 6' 10" (4.78m max x 2.08m)

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

Family Bathroom

Having an obscured uPVC/double glazed window to the rear aspect, ceiling spotlights, a central heating towel rail, a concealed cistern WC, a wash hand basin with a mixer tap fitted and under-sink storage, a shaver point, partly tiled walls, tiled flooring, an extraction unit and a bath with an electric power shower over.

Outside

Front

Having a large driveway suitable for parking multiple vehicles, a storm porch over the front entrance, courtesy lighting, a low-level hedge, access to the garage and access to the rear garden via a wooden side gate.

Garage

13' 3" x 8' 4" (4.05m x 2.53m)

Being an integral garage, which has power, lighting, the electric fuse box and an electric roller shutter door to the front aspect.

Rear

A large, low maintenance garden which has a patio dining area, an artificial grass lawn, a planted border which is retained by wooden sleepers, a wooden shed, a low-level brick wall, a cold-water tap, courtesy lighting and access to the front of the property via a wooden side gate.



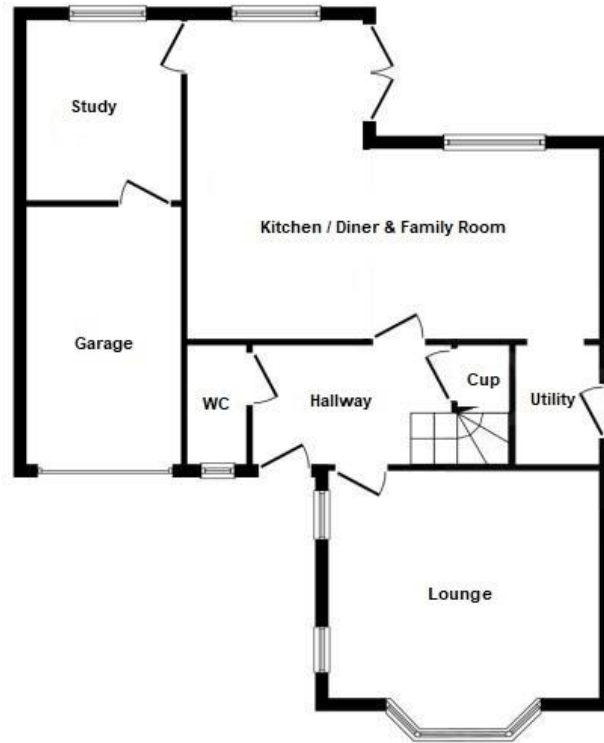




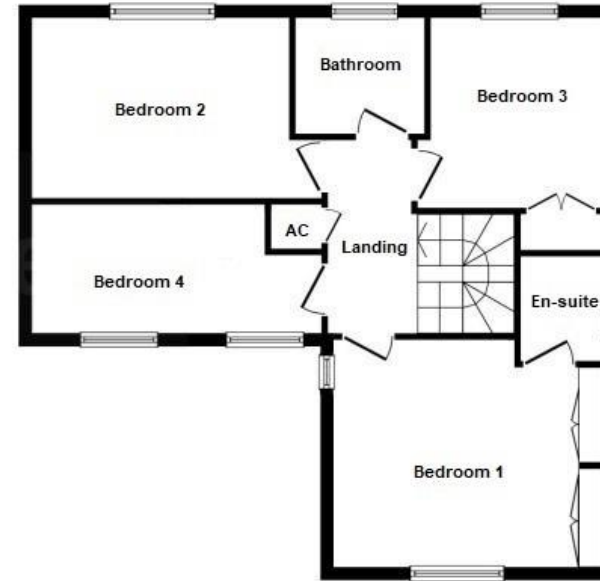




* A four-bedroom, detached family home located on a very desirable residential estate *



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Council Tax Band: D

EPC Rating: C

Tenure: Freehold

Version: CK1655/001



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