





Ground Floor

Entrance Porch

Enter via a set of uPVC/double glazed French doors and having a uPVC/double glazed door to the hall and a wall light.

Hall

Having a ceiling light point, a central heating radiator, laminate flooring, a carpeted staircase leading to the first floor, a coved ceiling and a door to the lounge.

Lounge 14' 10" x 10' 6" (4.51m x 3.21m)

Having a uPVC/double glazed bow window to the front aspect fitted with a venetian blind, a ceiling light point, laminate flooring, a coved ceiling, wall lighting, a door to the dining room and a gas fire with a fireplace surround.

Dining Room 12' 1" x 9' 3" (3.68m x 2.81m)

Having a set of uPVC/double glazed patio doors to the conservatory, a ceiling light point, a central heating radiator, laminate flooring, a coved ceiling and a door to the breakfast kitchen.

Conservatory 11' 5" x 9' 9" (3.47m x 2.96m)

Being of uPVC/double glazed construction with windows to the rear and both side aspects, French doors to the side allowing access to the rear garden and vinyl flooring.

Breakfast Kitchen 13' 11" x 11' 10" (4.24m x 3.60m)

Being a fitted kitchen with a range of gloss-finished wall, base and drawer units as well as a centralized breakfast island all with solid wood work surfaces over. Also having matching upstands, two uPVC/double glazed windows to the rear aspect fitted with roller blinds, a ceiling light point and ceiling spotlights, a central heating radiator, a one and a half bowl sink with a drainer unit and mixer taps, tiled splashbacks, space for an American style fridge/freezer, tiled flooring, a composite/double glazed door to the side aspect allowing access to the rear garden, doors to the inner hall and the pantry cupboard and a range of integrated appliances which include; an electric double oven, a four burner gas hob, a washing machine and a dishwasher.

Inner Hall

Having a ceiling spotlight, tiled flooring, a door to the downstairs WC and another to the integral garage.

Downstairs WC

Having a WC, a wash hand basin, a uPVC/obscure double glazed window to the side aspect, a ceiling spotlight, a central heating radiator and tiled flooring.



First Floor

Landing

Having a ceiling light point, a coved ceiling, carpeted flooring, loft access*** and doors to the three bedrooms and the family bathroom. ***(loft is part-boarded with a pull-down ladder and hosts the boiler).

Bedroom One 15' 0" x 12' 4" (4.57m x 3.75m)

Having two uPVC/double glazed windows - one to the front aspect and another to the side - both fitted with roller blinds, a ceiling light point, a central heating radiator, carpeted flooring, built-in wardrobes as well as a built-in dressing table and a door to the en-suite shower room.

En-suite Shower Room

Having a uPVC/obscure double glazed window to the side aspect, ceiling spotlights, a chrome-finished central heating towel rail, a WC, a wash hand basin with mixer taps and a cupboard below, partly tiled walls, laminate flooring, a shaver point and a double-width shower cubicle with a thermostatic shower installed.

Bedroom Two 8' 4" x 12' 11" (2.53m x 3.93m)

Having two uPVC/double glazed windows to the rear aspect, a ceiling light point, a central heating radiator, carpeted flooring and fitted wardrobes with sliding mirror doors.

Bedroom Three 11' 4" x 7' 11" (3.46m x 2.42m)

Having a uPVC/double glazed windows to the front aspect, a ceiling light point, a central heating radiator, carpeted flooring and fitted wardrobes with sliding mirror doors.

Family Bathroom

Having a uPVC/obscure double glazed window to the rear aspect, a ceiling light point, a central heating radiator, partly tiled walls, laminate flooring and a bath with mixer taps and an electric shower over fitted with a glass splash screen.

Outside

Front

Having a block-paved driveway suitable for multiple cars, a gravel landscaped planted area and access to the rear garden via a wooden side gate.

Garage 10' 7" x 7' 9" (3.22m x 2.37m)

Having power, lighting, a door to the inner hall (which leads to the breakfast kitchen) and a remote operated electric roller door to the front aspect opening to the driveway.

Rear

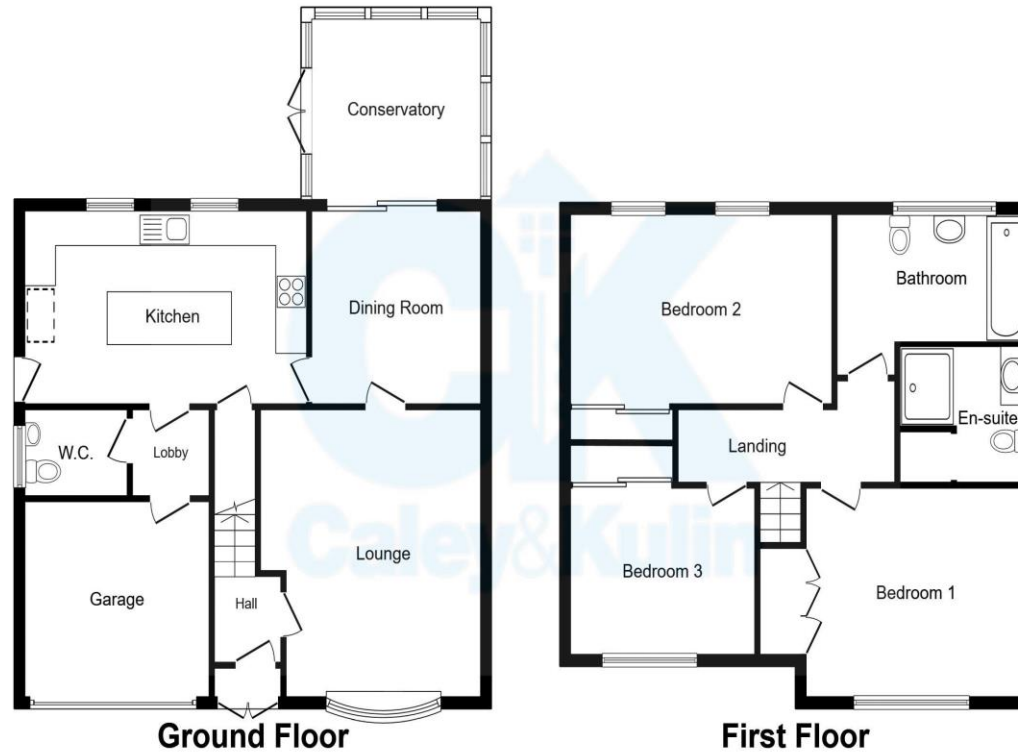
The rear garden backs onto the fields behind making it very private and accessed from the breakfast kitchen via an undercover side passage. Being mainly lawn with a patio seating area and having a variety of plants, bushes and trees, a plastic storage shed, a cold-water tap, a large undercover storage shed to one side and access to the front via a wooden side gate.







* An immaculately presented detached property located on a very desirable estate *



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

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