



Ground Floor



Entrance Hallway

Enter via a uPVC/partly double glazed front door and having a central heating radiator, a coved ceiling with a ceiling light point, laminate flooring, a carpeted stairway leading to the first floor, solid wood doors opening to the lounge, the dining room and the guest WC and an obscured/glazed door opening to the study.

Downstairs WC

Having laminate flooring, a ceiling light point, a WC and a wash hand basin with a tiled splashback.

Lounge

12' 6" into bay window x 10' 10" (3.81m into bay window x 3.30m)

Having a uPVC/double glazed walk-in bay window to the front aspect, a ceiling light point, a central heating radiator, a feature cast iron fireplace, decorative picture railing, laminate flooring and a television aerial point.

Study

6' 11" x 5' 11" (2.11m x 1.80m)

Having a ceiling light point, central heating radiator and laminate flooring.

Open Plan Kitchen/Dining/Family Room

Dining Room

13' 5" x 10' 5" (4.09m x 3.17m)

Having a coved ceiling, wall lighting, a central heating radiator, a feature fireplace, laminate flooring and an archway opening to the family room.

Family Room

10' 3" x 9' 1" max (3.12m x 2.77m max)

Being open plan to the kitchen and dining room and having a coved ceiling, wall lighting, a vertical central heating radiator, laminate flooring and uPVC/double glazed French doors to the rear aspect opening to the garden.

Kitchen

10' 4" x 12' 9" (3.15m x 3.88m)

Being fitted with a range of wall, base and drawer units with laminate worksurface over and having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating towel rail, vinyl flooring, a one and a half bowl sink with a mixer tap fitted and a drainer unit, an electric, double oven integrated in a tall cabinet, a four burner gas hob with an integrated extraction unit over, spaces for an under counter fridge and freezer, an archway to the utility and a uPVC/double glazed door to the rear aspect opening to the garden.

Utility Room

11' 10" x 6' 8" (3.60m x 2.03m)

Being fitted with a range of wall and base units with laminate worksurface over and having a ceiling light point, a central heating radiator, a stainless steel sink with a mixer tap fitted and a drainer unit, plumbing for a washing machine, space for additional appliances, the central heating boiler, a uPVC/double glazed window to the front aspect and two uPVC/double glazed doors one to the side aspect opening to the rear garden and one to the front aspect opening to a storage room.

Store

7' 4" x 6' 9" (2.23m x 2.06m)

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator and a uPVC/double glazed door to the front aspect opening to the driveway.

First Floor

Landing

Having a ceiling light point, laminate flooring, access to the loft space and solid wood doors opening to the four bedrooms and the family shower room.

Bedroom One

11' 3" x 12' 8" (3.43m x 3.86m)

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, carpeted flooring and solid wood doors opening to the en-suite bathroom and a built-in storage cupboard.

En-suite Bathroom

Having ceiling spotlights, a chrome-finished central heating towel rail, a concealed cistern WC, a wash hand basin with a mixer tap fitted and under-sink storage, wall cabinets, partly tiled walls and a P-shaped, jacuzzi bath with a mixer tap fitted, a thermostatic shower over and a curved glass shower screen installed.

Bedroom Two

13' 1" x 10' 5" (3.98m x 3.17m)

Having a uPVC/double glazed walk-in bay window to the front aspect, a ceiling light point, a central heating radiator and laminate flooring.

Bedroom Three

13' 5" x 10' 6" (4.09m x 3.20m)

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

Bedroom Four

9' 10" x 6' 8" (2.99m x 2.03m)

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

Shower Room

Having an obscured uPVC/double glazed window to the front aspect, ceiling spotlights, a central heating radiator, vinyl flooring, a WC, a wash hand basin with a mixer tap fitted and under-sink storage, partly tiled walls and a shower cubicle with a thermostatic shower installed.

Outside

Front

Having a block-paved driveway suitable for parking multiple vehicles, a low-level brick wall, a decorative gravel area, courtesy lighting and privacy hedges.

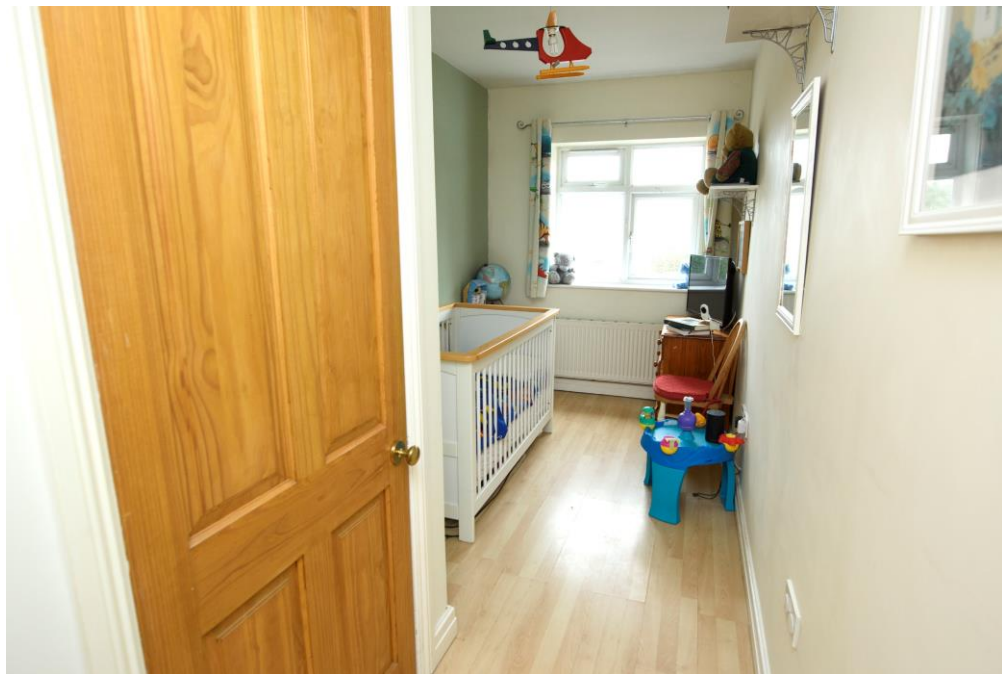
Rear

A large garden which has a patio area, a lawn, a cold-water tap, security lighting and various trees, shrubs and bushes.



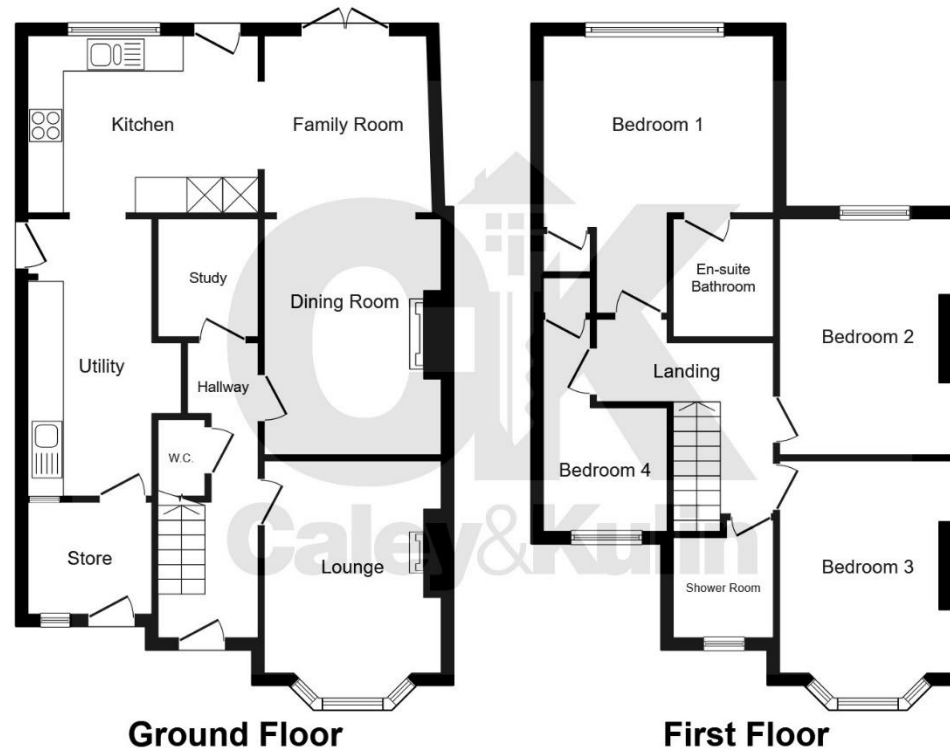








* A spacious, four-bedroom family home located in a desirable area *



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