





Ground Floor

Entrance Hall

Enter via a uPVC/partly double glazed front door and having a coved ceiling with a ceiling light point, a central heating radiator, laminate flooring, a carpeted, spindle stairway to the first floor, an under-stairway storage cupboard and doors opening the lounge, the kitchen/breakfast room and the downstairs WC.

Lounge

15' 3" x 11' 3" (4.64m x 3.43m)

Having a uPVC/double glazed walk-in bay window to the front aspect, a coved ceiling with a ceiling light point, a central heating radiator, carpeted flooring, a gas fire with a fireplace surround, a television aerial point and a door opening to the dining room.

Dining Room

10' 8" x 8' 10" (3.25m x 2.69m)

Having uPVC/double glazed French doors to the rear aspect opening to the garden, a coved ceiling with a ceiling light point, a central heating radiator, carpeted flooring and a door opening to the kitchen/breakfast room.

Kitchen/Breakfast Room

10' 7" x 8' 5" (3.22m x 2.56m)

Being fitted with a range of wall, base and drawer cabinets with laminate worksurface over and having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, tiled flooring, a stainless steel sink with a mixer tap fitted and a drainer unit, a built-under, electric oven with a four-burner gas hob over, plumbing for a dishwasher and a peninsula with breakfast bar seating.

Utility Area

6' 7" x 8' 8" (2.01m x 2.64m)

Being open plan to the kitchen/breakfast room and having a base cabinet with laminate worksurface over, a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, tiled flooring, a stainless steel sink with a mixer tap fitted and a drainer unit, plumbing for a washing machine, space for an upright fridge/freezer and a uPVC/double glazed door to the rear aspect opening to the garden.

Downstairs WC

Having an obscured uPVC/double glazed window to the front aspect, a WC, a wash hand basin with a tiled splashback, a ceiling light point, a central heating radiator and vinyl flooring.

First Floor

Landing

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

Bedroom One

14' 6" x 10' 7" (4.42m x 3.22m)

Having a uPVC/double glazed walk-in bay window to the front aspect, a ceiling light point, a central heating radiator, carpeted flooring, a fitted wardrobe and the en-suite shower room.

En-suite Shower Room

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

Bedroom Two

19' 10" x 8' 8" (6.04m x 2.64m)

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 access to the loft space.

Bedroom Three

9' 6" x 10' 6" (2.89m x 3.20m)

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

Bedroom Four

9' 9" x 6' 11" (2.97m x 2.11m)

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

Family Bathroom

Having an obscured uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating towel rail, a concealed cistern WC, a wash hand basin with a mixer tap fitted and under sink storage, tiled flooring and a bath with a mixer tap fitted.

Outside

Front

Having a tarmac driveway which gives access to the garage, a lawn, decorative gravel borders, courtesy lighting and access to the rear of the property via a wooden side gate.

Garage

17' 1" x 7' 8" (5.20m x 2.34m)

Having power, lighting and up and over door to the front aspect and a door to the side aspect.

Rear

Having a large patio seating area, a lawn, decorative gravel borders, various plants, shrubs and bushes, courtesy lighting, a cold-water tap and access to the front of the property via a wooden side gate.









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



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First Floor

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Council Tax Band: E

EPC Rating: Awaiting EPC

Tenure: Freehold

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