





Ground Floor

Entrance Hall

Enter the property via a uPVC/double glazed front door and having a full height uPVC/double glazed sidelight window also to the front aspect, a ceiling light point, a carpeted stairway leading to the first floor and a wooden/partly glazed door opening to the lounge.

Lounge

16' 3" x 13' 0" (4.95m x 3.96m)

Having a uPVC/double glazed walk-in bay window to the front aspect, a covered ceiling with a ceiling light point, a central heating radiator, a wall-mounted, electric fire, carpeted flooring, a television aerial point and a wooden/partly glazed door opening to the dining room.

Dining Room

9' 7" x 8' 10" (2.92m x 2.69m)

Having uPVC/double glazed bi-fold doors to the rear aspect opening to the conservatory, a covered ceiling with a ceiling light point, a central heating radiator, carpeted flooring and a wooden door opening to the kitchen.

Conservatory

11' 1" x 9' 4" (3.38m x 2.84m)

Being constructed from a low-level brick wall and uPVC/double glazed windows to the side and rear aspects fitted with vertical blinds and having a ceiling light point, tiled flooring and uPVC/double glazed French doors to the side aspect opening to the rear garden.

Kitchen

9' 6" x 9' 5" (2.89m x 2.87m)

Being fitted with a range of gloss wall, base and drawer units with laminate worksurface over and having a uPVC/double glazed window to the rear aspect, ceiling spotlights, a chrome-finished central heating radiator, 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 a stainless steel/glass chimney style extraction unit over and a stainless steel splashback behind, an integrated dishwasher, fully tiled walls, tiled flooring and wooden doors opening to a storage cupboard and the utility room.

Utility Room

Having an obscured uPVC/double glazed window to the side aspect, ceiling spotlights, a central heating radiator, plumbing for a washing machine, space for an upright fridge/freezer, fully tiled walls, tiled flooring, a door opening to the downstairs WC 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 side aspect, a WC, a wash hand basin, a ceiling light point, a central heating radiator, fully tiled walls and tiled flooring.

First Floor

Landing

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

Bedroom One

9' 9" x 12' 5" (2.97m x 3.78m)

Having two uPVC/double glazed windows to the front aspect, a coved ceiling with a ceiling light point, a central heating radiator, fitted wardrobes, carpeted flooring and a wooden door opening to the en-suite shower room.

En-suite Shower Room

Having an obscured uPVC/double glazed window to the side aspect, ceiling spotlights, a chrome-finished central heating towel rail, a WC, a wash hand basin with a mixer tap fitted, partly tiled walls, vinyl flooring and a shower cubicle with a thermostatic shower installed.

Bedroom Two

9' 2" x 9' 5" (2.79m x 2.87m)

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

Bedroom Three

9' 0" x 5' 6" (2.74m x 1.68m)

Having a uPVC/double glazed window to the front aspect, a coved ceiling with a ceiling light point, a central heating radiator, a fitted wardrobe and carpeted flooring.

Bedroom Four

8' 4" x 7' 2" (2.54m x 2.18m)

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

Family Bathroom

Having an obscured uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, a concealed cistern WC, a wash hand basin with a mixer tap fitted and under-sink storage, fully tiled walls, vinyl flooring and an L-shaped bath with a mixer tap fitted, a thermostatic shower over and a glass shower screen installed.

Outside

Front

Having a large driveway suitable for parking multiple vehicles, a low-level brick wall, courtesy lighting, access to the garage and access to the rear of the property via a wooden side gate.

Garage

Having power, lighting and an up and over door.

Rear

Being a tiered garden, which has a patio dining area, steps up to a lawn which is retained by a low-level brick wall, steps up to a second patio area, security lighting and access to the front of the property via a wooden side gate.

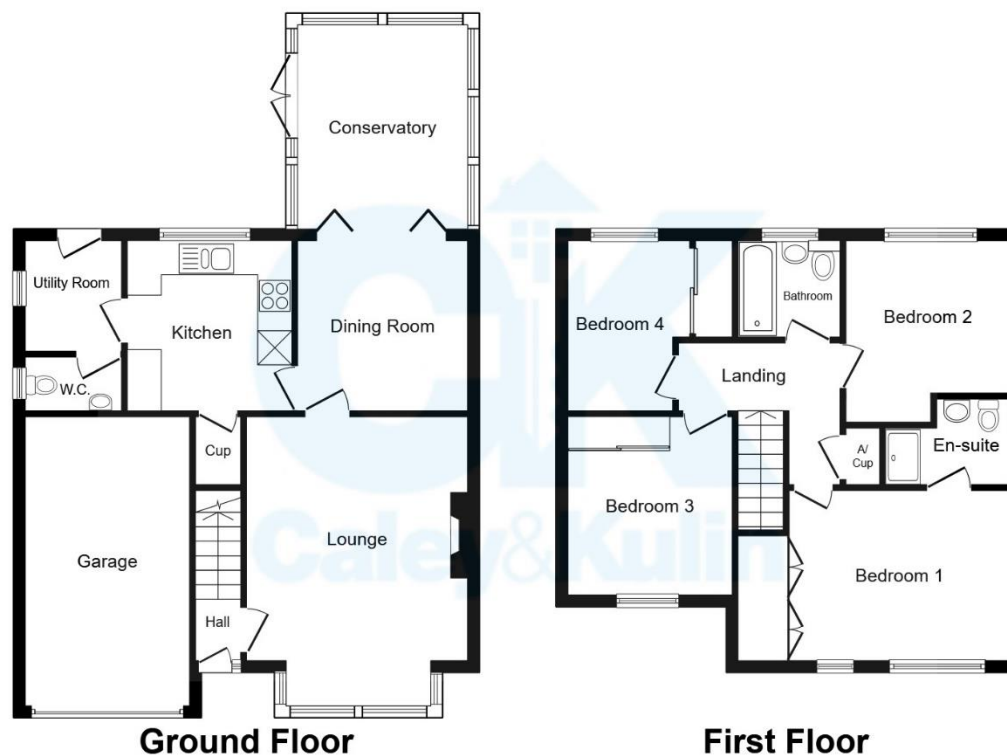








* An immaculately presented, four-bedroom family home located in a very desirable area *



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Council Tax Band: D

EPC Rating: Awaiting EPC

Tenure: Freehold

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