



BROAD LANE, ESSINGTON



Ground Floor

Entrance Porch

Enter via a composite/partly double glazed front door and having uPVC/double glazed windows to the side and front aspects, laminate flooring and a uPVC/double glazed door with sidelight windows each side opening to the lounge.

Lounge

16' 4" max x 17' 8" (4.98m max x 5.39m)

Having a uPVC/double glazed walk-in bay window to the front aspect, a coved ceiling, a ceiling light point with a ceiling rose, two traditional central heating radiators, a gas fire with a cast iron fireplace surround, carpeted flooring, a carpeted, spindle stairway leading to the first floor, a door opening to a cloakroom and double/partly glazed doors opening to the kitchen/diner.

Cloakroom

Having two obscured uPVC/double glazed windows one to the front aspect and one to the side aspect, a ceiling light point, base cabinets with laminate worksurface over, a wall cabinet and laminate flooring.

Kitchen/Diner

19' 3" max x 20' 7" max (5.87m max x 6.28m max)

Being fitted with a range of gloss-finished wall, base and drawer units with gloss laminate worksurface over and having a uPVC/double glazed window to the rear aspect, two Velux style windows also to the rear aspect, ceiling spotlights, two central heating radiator, one of which is vertical, a sink with a mixer tap fitted, numerous integrated appliances which include: an electric double oven integrated in a tall cabinet, a coffee maker with a microwave above also integrated in a tall cabinet, a dishwasher, a fridge/freezer and an additional freezer. Also having a peninsula which has an induction hob fitted and a ceiling mounted extraction unit over, space for an American style fridge/freezer, gloss finished tiled flooring, an island which has breakfast bar seating on all sides, a door opening to the utility room and uPVC/double glazed bi-fold door to the rear aspect opening to the garden.

Utility Room

6' 9" x 7' 10" (2.07m x 2.38m)

Having fitted base units with laminate work surface over, a ceiling light point, a central heating radiator, plumbing for a washing machine, space for a tumble dryer, gloss finished tiled flooring, wooden panelling to part of the walls, the combination central heating boiler which is housed in a wall cabinet, wall shelving and a door opening to the downstairs shower room.

Downstairs Shower Room

Having an obscure uPVC/double glazed window to the side aspect, ceiling spotlights, a chrome-finished central heating towel rail, tiled flooring, fully tiled walls, a WC, a moulded wash hand basin with a mixer tap fitted and under sink storage and a double width shower cubicle with a double-headed thermostatic shower installed.



First Floor

Landing

Having an obscured uPVC/double glazed window to the side aspect, a ceiling light point, access to the loft space, carpeted flooring and doors opening to the three bedrooms and the family bathroom.

Bedroom One

10' 4" x 10' 5" (3.15m x 3.17m)

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

Bedroom Two

10' 2" x 10' 4" (3.11m x 3.14m)

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

Bedroom Three

7' 0" x 6' 11" (2.13m x 2.12m)

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

Family Bathroom

Having an obscured uPVC/double glazed window to the side aspect, two ceiling light points, a central heating towel rail, a WC, a sit-on wash hand basin with a mixer tap fitted, solid wood worksurface and under-sink storage, tiled walls, tiled flooring, inset shelving and a free-standing bath with a floor-mounted mixer tap which has a hand-held shower head.

Outside

Front

Having a large gravel driveway suitable for parking multiple vehicles, a low-level hedge, low-level wooden fencing and various plants, shrubs and bushes.

Rear

Being beautifully landscaped and having a patio dining area with a pergola over, an artificial grass lawn, planted borders which are retained by wooden sleepers, courtesy lighting, a wooden shed, a summerhouse and access to the garage and a service road to the rear of the property via a wooden gate.

Summer House 10' 8" x 9' 11" (3.24m x 3.02m) Having uPVC/double glazed French doors to the front aspect opening to the garden.

Garage 15' 9" x 8' 3" (4.79m x 2.51m)

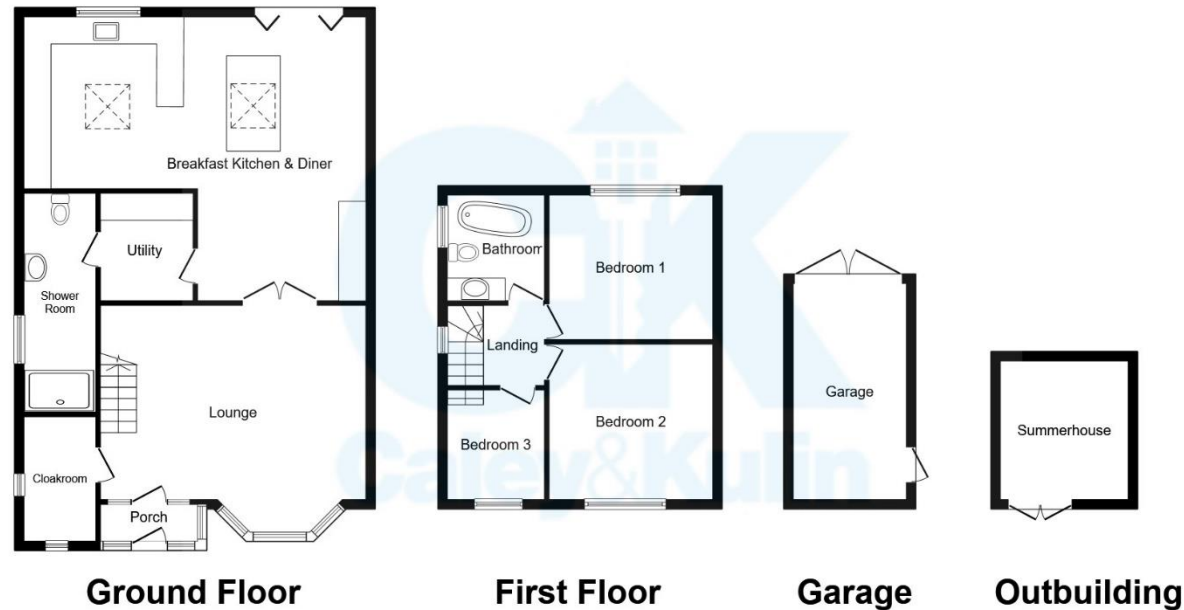
Being a sectional garage, which has windows to each side, a double door to the front aspect and a door to the side aspect opening to the rear garden.







* A spacious and immaculately presented family home *



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Council Tax Band: B

EPC Rating: Awaiting EPC

Tenure: Freehold

Version; CK1505/001



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