







## Ground Floor

### Entrance Hall

Enter the property via a composite / double glazed door to the front aspect and having ceiling spotlights, a central heating radiator, laminate flooring, a carpeted stairway to the first flooring, a cupboard and a door to the lounge.

### Lounge

**15' 7" x 11' 4" (4.75m x 3.45m)**

Having a uPVC / double glazed window to the front aspect fitted with a Roman blind, a ceiling light point and ceiling spotlights, a coved ceiling, a central heating radiator, an open fireplace with a brickwork chimney breast, laminate flooring, a television aerial point and a door to the dining / family room.

### Open Plan Dining / Family Room / Kitchen

**23' 9" max x 14' 9" max (7.23m max x 4.49m max)**

### Family / Dining Area

Having a uPVC / double glazed obscured glass window to the side aspect, two ceiling light points, two central heating radiators, laminate flooring, being open plan to the kitchen and having doors to the reception room, utility room and the cupboard under the stairs.

### Kitchen Area

Being a fitted kitchen with a range of wall, base and drawer units finished with granite worksurfaces including a breakfast bar with bar stool seating. Having uPVC / double glazed window to the rear aspect fitted with a roller blind, ceiling spotlights, a one and a half bowl stainless-steel sink with mixer taps and drainer unit, tiled splashbacks, an electric integrated double oven, an gas hob with four burners, a stainless-steel extraction hood, plumbing for a dishwasher, space for an upright fridge / freezer and linoleum flooring.

### Reception Room

**11' 10" x 14' 3" (3.60m x 4.34m)**

Having a uPVC / double glazed window to the side aspect fitted with vertical blinds, two ceiling light points, a coved ceiling, a central heating radiator, carpeted flooring, a television aerial point and a uPVC / double glazed patio door to the rear aspect fitted with vertical blinds.

### Utility Room

**6' 10" x 8' 3" max (2.08m x 2.51m max)**

Having wall and base units finished with laminate worksurfaces, ceiling spotlights, a central heating radiator, a stainless-steel sink with mixer taps and drainer unit, plumbing for a washing machine, space for a dryer, space for another under-counter appliance, tiled flooring, a uPVC / double glazed obscured glass door to the side aspect and a door to the downstairs shower room & WC.

### Downstairs Shower Room & WC

Having ceiling spotlights, a WC, a wash hand basin with mixer taps, partly tiled walls, a uPVC / double glazed obscured glass window to the side aspect, an extractor fan, tiled flooring and a shower cubicle with a thermostatic shower installed.

## First Floor

### Landing

Having a uPVC / double glazed obscured glass window to the side aspect fitted with a venetian blind, a ceiling light point, access to the loft, carpeted flooring and doors to the four bedrooms and the family bathroom.

### Bedroom One

**14' 2" x 11' 4" max (4.31m x 3.45m max)**

Having a uPVC / double glazed window to the front aspect fitted with vertical blinds, a ceiling light point, a central heating radiator, carpeted flooring, fitted wardrobes and an over-stairway cupboard.

### Bedroom Two

**10' 0" x 8' 3" (3.05m x 2.51m)**

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

### Bedroom Three

**9' 11" x 8' 2" (3.02m x 2.49m)**

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

### Bedroom Four

**12' 6" max x 8' 4" max (3.81m max x 2.54m max)**

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

### Family Bathroom

Having a uPVC / double glazed obscured glass window to the rear aspect, ceiling spotlights, a chrome central heating towel rail, a WC, a wash hand basin with mixer taps and under-unit cupboards, partly tiled walls, tiled flooring, an extractor fan and a bath with mixer taps and an electric shower over.

## Outside

### Garage

**17' 2" x 8' 5" (5.23m x 2.56m)**

Having power, lighting and an up / over door opening to the driveway.

### Front

Having a tarmac driveway large enough for parking multiple cars, a lawn retained by a brick wall, various flower beds, a courtesy light, outdoor lighting and access to the rear of the property via a side gate.

### Rear

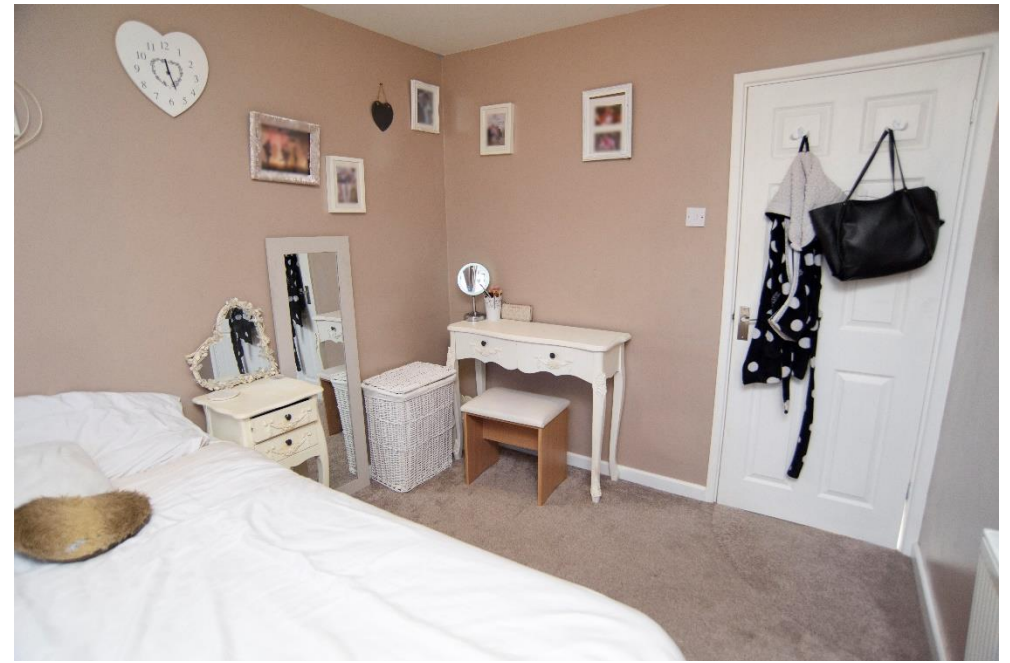
Having a lawn, a large patio area, a pond, an outside tap, a wooden shed with lighting, outdoor lighting and a variety of bushes, trees and flowerbeds.













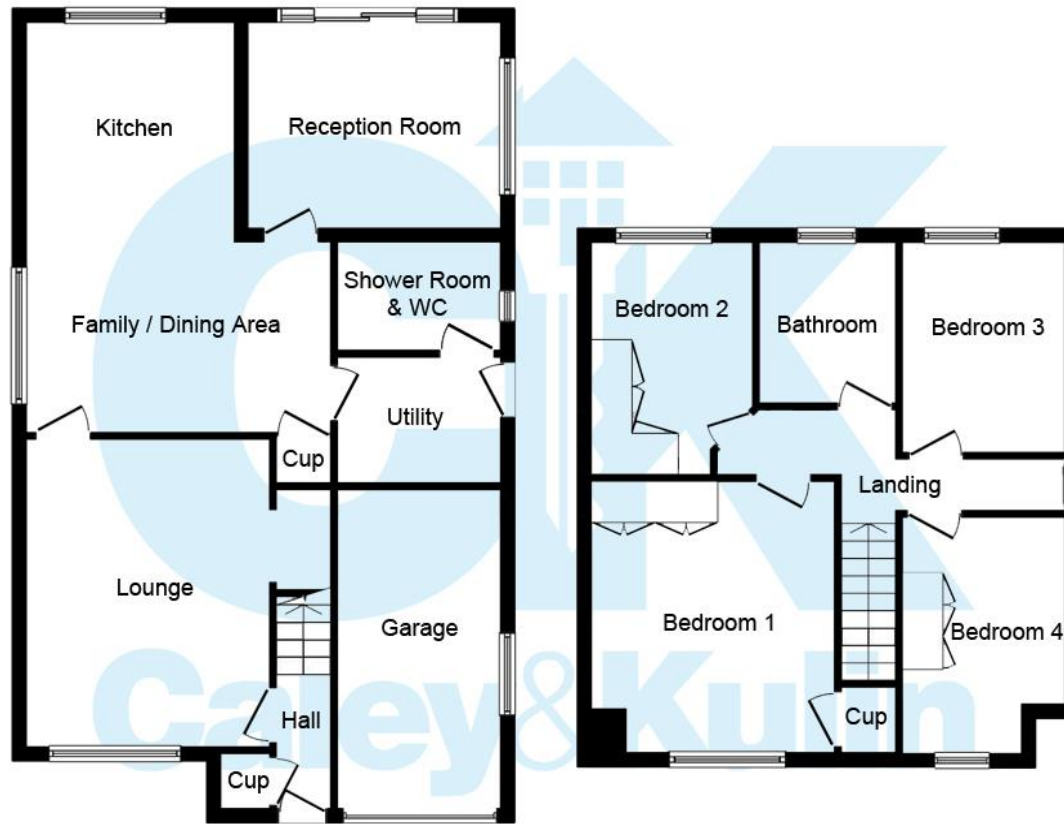






\* A four bedroom detached family home in a very desirable village \*





Please note; this floorplan is for illustration purposes only and may not be a true reflection of the property's layout nor is this plan drawn to scale.

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**Tenure:** Freehold

**Version:** CK291/001



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