



**4 Bedrooms. Spacious, New Build Detached Family Home With En-Suite Shower Room. Large Bay Fronted Dining Kitchen With Quality Built In Appliances. Ground Floor W.C. & Quality First Floor Family Bathroom. Integral Garage. Viewings Welcome!**



**ENTRANCE HALL**

Open spindle turn flight staircase allowing access to the first floor and galleried landing. Quality 'timber effect' laminate flooring. Panel radiator with thermostatic control. Low level power point. Ceiling light point. uPVC double glazed frosted window to the front elevation and modern uPVC door to the front. Quality 'oak laminate' modern doors allowing access to principal rooms.

**UNDER STAIRS CLOAKS CUPBOARD**

Quality timber effect laminate floor. Ceiling light point.

**GROUND FLOOR CLOAKROOM/W.C.**

Low level w.c. Wash hand basin with chrome coloured mixer tap and tiled splash back. Tiled floor. Panel radiator with thermostatic control. Extractor fan. Ceiling light point.

**BAY FRONTED THROUGH LOUNGE 18' 8" maximum into the bay x 12' 2" (5.69m x 3.71m)**

Quality 'timber effect' laminate flooring. Two panel radiators, both with thermostatic controls. Various low level power points. Television point. Attractive double opening 'French doors' allowing access into the dining kitchen. Ceiling light points. Walk in bay with uPVC double glazed windows to both side and front elevations.

**'L' SHAPED DINING KITCHEN 21' 8" x 13' 2", narrowing to 9' 4" (6.60m x 4.01m)**

Quality fitted eye and base level units, base units having 'quartz' modern work surfaces with matching up-stands. Various power points and down lighting over the work surfaces. One and half bowl sink unit with routed drainer into the work surfaces and mixer tap. Built in (AEG) electric hob with (AEG) stainless steel circulator fan/light above. Built in (AEG) stainless steel effect eye level double oven. Built in (AEG) fridge freezer. Built in (AEG) dishwasher. Excellent selection of drawer and cupboard space. Attractive modern tiled flooring. Two panel radiators with thermostatic controls. Inset ceiling lights. Double opening 'French doors' allowing access into the lounge. Two uPVC double glazed windows to the rear elevation. uPVC double glazed frosted door allowing access out to the rear.

**FIRST FLOOR - GALLERIED LANDING**

Split turn flight staircase allowing access to the ground floor reception hall. Oak style laminate doors allowing access to principal rooms. Low level power point. Panel radiator with thermostatic control. Loft access point. Ceiling light point. Two uPVC double glazed windows to the front elevation.

**MASTER BEDROOM 16' 0" x 9' 6" (4.87m x 2.89m)**

Panel radiator with thermostatic control. Low level power points. Television point. Ceiling light point. uPVC double glazed windows to both the side and rear elevations. Door allowing access to the en-suite.

**EN-SUITE 5' 8" x 5' 4" (1.73m x 1.62m)**

Modern suite comprising of a low level w.c. Wash hand basin set in an attractive vanity unit with chrome coloured mixer tap. Part tiled modern walls and tiled floor. Double shower with chrome coloured mixer shower and rain shower head above, tiled walls and glazed door. Panel radiator with

thermostatic control. Inset ceiling lights. Extractor fan. uPVC double glazed frosted window to the front elevation.

**BEDROOM TWO 13' 4" x 11' 6" (4.06m x 3.50m)**

Panel radiator with low level power points. Television point. Centre ceiling light point. uPVC double glazed window to the rear.

**BEDROOM THREE 13' 0" x 9' 10" (3.96m x 2.99m)**

Panel radiator. Low level power points. Television point. Centre ceiling light point. uPVC double glazed window towards the rear.

**BEDROOM FOUR 11' 8" x 9' 4" (3.55m x 2.84m)**

Panel radiator. Low level power points. Television point. Centre ceiling light point. uPVC double glazed window to the front.

**FAMILY BATHROOM 8' 2" x 6' 6" (2.49m x 1.98m)**

Three piece suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. 'P' shaped bath with chrome coloured mixer tap. Quality part tiled walls and tiled floor. Panel radiator with thermostatic control. Inset ceiling lights. Extractor fan. uPVC double glazed frosted window to the side elevation.

**SINGLE INTEGRAL GARAGE**

Wall mounted (Glow-Worm Energi 30s) gas central heating boiler. Large pressurised cylinder. Power and light. Door to the front elevation.

**EXTERNALLY**

The property has a smart block paved driveway allowing off road parking and easy vehicle access to the single integral garage. Canopied entrance with lantern reception light. Gravelled and flagged pedestrian access allowing easy access to the rear. Small front lawned garden.

**REAR ELEVATION**

The rear has a low maintenance flagged, gravelled and shrub border. Further canopied entrance with inset lighting.

**VIEWING**

Is strictly by appointment via 'Priory Property Services'.

**FREEHOLD PROPERTY****RESERVATION FEE**

£1,000 reservation fee. Terms and conditions apply.





## Biddulph's Award Winning Team



