





Property Description

A beautifully presented four bedroom detached property situated in a sought after location close to local shops, amenities and countryside walks as well as local schools. Briefly comprising of reception hallway, lounge, dining room, kitchen, guest cloakroom, four good size bedrooms, ensuite to master bedroom and family bathroom. In addition, there is an integral garage as well as lawn and patio mixed rear garden.

Approach

Open canopy porch with lighting to either side of doorway. Front door leading through to entrance hallway.

Entrance Hallway

Having staircase rising to the first floor landing, giving access to all upstairs rooms. Under stairs storage space and Amtico flooring continuing through to dining room and guest cloakroom.

Guest Cloakroom

Fitted with low-level WC, wash hand basin with tiled splashback and Greenwood air vac.

Dining Room

14' 3" x 11' (4.34m x 3.35m)

Amtico flooring with underfloor heating; open plan to lounge; access to study.

Lounge

22' 6" Maximum x 10' 11" Maximum (6.86m Maximum x 3.33m Maximum)

Lounge area with tiled wood affect flooring; Velux solar powered skylights; bifold doors providing access to rear garden; underfloor heating.

Study

8' 10" x 8' 1" (2.69m x 2.46m)

Window to side.

Kitchen

12' 2" Maximum x 7' 10" (3.71m Maximum x 2.39m)

Comprising of both green and white gloss base and wall mounted units with complementing work surfaces; ceramic double sink with mixer tap; integrated appliances to include integral dishwasher, oven and grill, Neff four ring induction hob and fridge freezer; tiled flooring with underfloor heating and window to front. Access to utility.

Utility

7' 11" x 5' (2.41m x 1.52m)

Fitted with a range of base and wall mounted units with complimentary work surfaces; stainless steel sink with drainer tiled splash back, space and plumbing for washing machine and tumble dryer. Side door access.

Landing

Providing access to all first floor rooms and loft hatch giving access to loft space.

Master Bedroom

11' Maximum x 9' 5" Excluding door recess (3.35m Maximum x 2.87m Excluding door recess)

Fitted wardrobes providing hanging and shelving space; window to front; door through to en-suite.

Ensuite

Fitted with a cream brick effect tiled suite comprising of walk in shower unit with waterfall shower head. Low-level WC; wash hand basin fitted into vanity unit; heated towel rail; shaver point; obscured window to side.

Bedroom Two

11' x 7' 10" (3.35m x 2.39m)

Window to front; space for wardrobes.

Bedroom Three

10' 7" Maximum x 7' 9" Maximum (3.23m Maximum x 2.36m Maximum)

Window to rear; space for wardrobes.

Bedroom Four

8' 6" x 7' 4" (2.59m x 2.24m)

Window to rear.

Family Bathroom

Fitted with a three piece suite comprising of tiled surround bath with shower over; low-level WC; wash hand basin; obscured window to rear; storage cupboard.

Rear Garden

Lawned rear garden with patio and wooden gazebo; side access and lovely corner patio seating area.

Front Garden

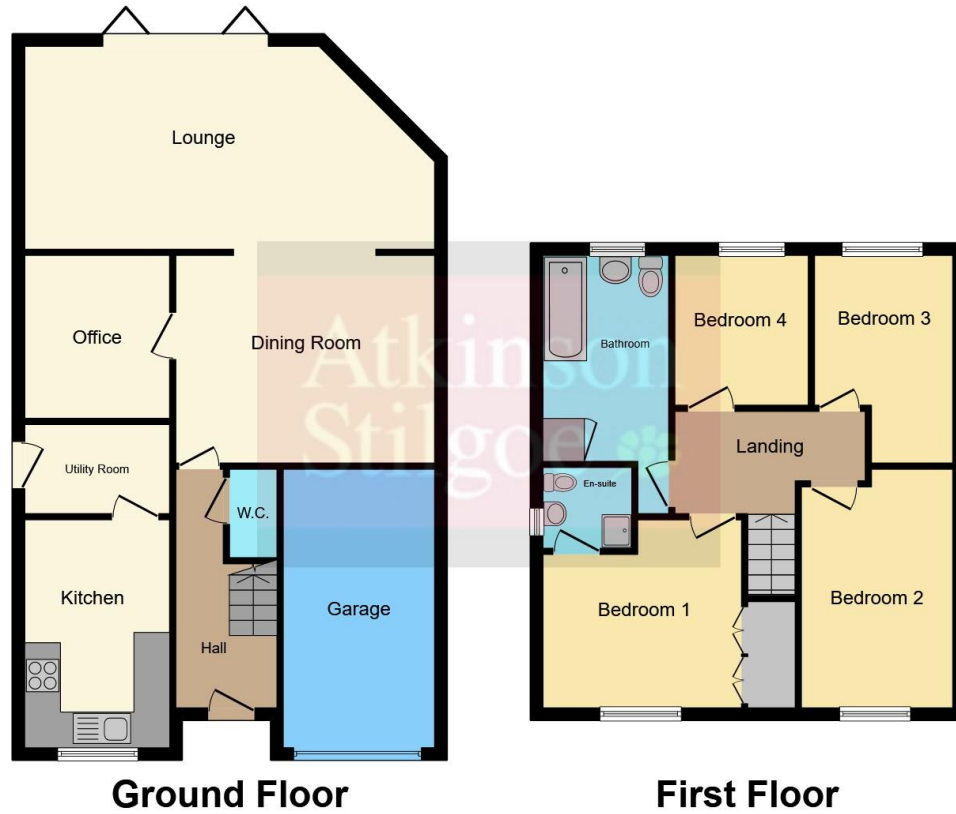
Driveway for up to two cars; lawn to side; garage access.

Garage

16' 4" x 7' 9" (4.98m x 2.36m)

Integral single garage with up and over door, light and power.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: C

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Tenure: Freehold



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