





## Property Description

A lovely dorma style property offering flexible accommodation and scope for improvement, consisting of four/five bedrooms, lounge, open plan to garden room, kitchen, ground floor shower room, three rooms downstairs, two rooms and shower room to the first floor, with detached double garage, large in out driveway with two sets of double gates and parking for several cars, garden to rear, scope for extension, planning permission has been granted. NO CHAIN

## Approach

Canopy porch leads to front door, leading through to reception hallway.

## Reception Hallway

Having tiled floor, full height built in storage cupboard, further door leading to inner hallway and first floor landing.

## Guest Shower Room

Having wash hand basin, low level WC, double shower cubicle with mains shower fitted.

## Kitchen

15' 7" x 7' 5" ( 4.75m x 2.26m )

Fitted with a range of base and wall mounted units with complementary work surfaces, gas hob with electric oven, stainless steel sink and drainer unit, space and plumbing for washing machine, central heating boiler concealed in cupboard, window to the side, and door to the rear leading to sun lounge.

## Lounge

15' 6" x 10' ( 4.72m x 3.05m )

Ceramic tiled floor, open plan to sun lounge.

## Sun Lounge

18' 2" x 7' 2" ( 5.54m x 2.18m )

Windows to the rear and side, double doors to the side leading to garden and further door leading to garden.

## Bedroom One / Lounge

14' 6" into bay x 12' 4" into chimney breast ( 4.42m into bay x 3.76m into chimney breast )

Wood effect flooring, double glazed bay window to front.

## Bedroom Two

16' 2" maximum into bay x 12' 4" into chimney breast ( 4.93m maximum into bay x 3.76m into chimney breast )

Wood effect flooring, bay window to the front.

## Bedroom Three

9' 8" x 8' 10" ( 2.95m x 2.69m )

Window to the rear overlooking the garden, door through to inner hallway

## Inner Hallway

Staircase rising to the first floor landing, under stairs cupboards, window to the side, loft hatch giving access to roof space, door through to linen cupboard.

### **Bedroom Four**

15' 10" x 9' 10" ( 4.83m x 3.00m )

Window to the rear overlooking garden and built in wardrobes.

### **Bedroom Five**

19' 4" x 7' 8" ( 5.89m x 2.34m )

Two sky lights to the front, some restricted head height, storage into eaves, wood effect flooring.

### **Outside**

To the front of the property there are two sets of double gates forming in-out driveway, having parking for several cars giving direct access to double garage.

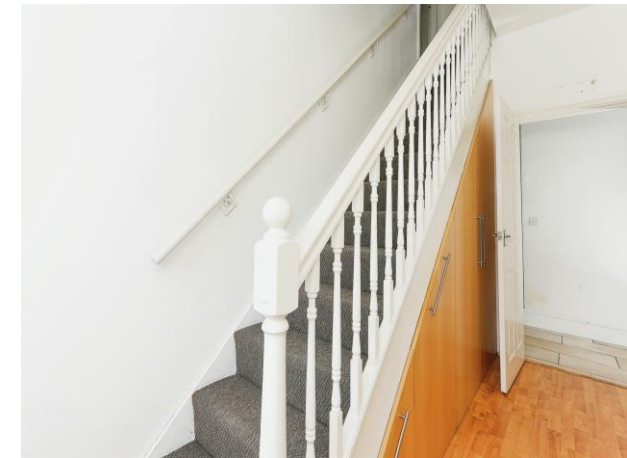
### **Rear Garden**

Enclosed with gated side access and laid to lawn with large patio area, mature trees

### **Detached Garage**

Detached double garage fitted with up and over doors.





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.

To view this property please contact Atkinson Stilgoe on

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**EPC Rating: D**

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Tenure: Freehold



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