







### Property Description

A modern and spacious four bedroom semi-detached property, which has had a double storey side extension and rear wrap around to make the property into an amazing spacious family home. The highlight is a generously sized kitchen diner and snug at the rear, with bi-fold doors leading to private rear garden with patio area and seating area. The property has four double bedrooms two En-suite bedrooms and large modern family bathroom. On the ground floor is an amazing family living room with a dual aspect log burner entrance hallway with guest W-C.

### Approach

Set back from the road in a cul de sac location with a driveway for two cars landscaped raised corner garden on one side, gate through to side and rear, front door leading to.

### Entrance Hall

Welcoming entrance hallway with stairs rising to the first floor and doors to the downstairs cloakroom, the lounge, kitchen/dining room and the study.

### Kitchen Dining Room

25' 5" max x 19' 9" ( 7.75m max x 6.02m )  
This beautiful modern kitchen / dining room is fitted with a range of base and wall mounted kitchen units and Granite worktops and

splashback. Integrated appliances to include; two double ovens, electric hob, microwave, dishwasher. Large centre island with Granite work surface and integrated wine cooler. Bi fold doors gives access to a private rear garden with patio and seating area.

### Lounge

12' x 12' ( 3.66m x 3.66m )  
Light and airy lounge comprising of double glazed window to the front elevation with a dual aspect log burner.

### Guest Cloakroom

Fitted with a wash hand basin, low level W/C, tiled floor to ceiling.

### Utility

11' 1" max x 7' 9" ( 3.38m max x 2.36m )  
Fitted with base and wall mounted units with complimentary work surfaces, plumbing for washing machine, door to the side elevation and garage access.

### Landing

The glass and oak stair case lead from the hallway. To a large and airy landing, loft access, loft lander and boarded loft and doors to all bedrooms and the main family bathroom.

### Master Bedroom

16' x 13' 7" max ( 4.88m x 4.14m max )  
Double bedroom a double glazed window to the front elevation and modern En-suite, hand basin, W-C, shower enclosure tilted from floor to ceiling with heated hand towel rail.

## Bedroom Two

22' 10" max x 7' 9" ( 6.96m max x 2.36m )

Double bedroom a double glazed window to the front elevation and modern En-suite, hand basin, W-C, shower enclosure tilted from floor to ceiling with heated hand towel.

## Bedroom Three

20' 1" x 7' 6" ( 6.12m x 2.29m )

Double bedroom comprising a radiator and a double glazed window to the front elevation.

## Bedroom Four

16' 1" x 8' 2" ( 4.90m x 2.49m )

Double bedroom comprising a radiator and a double glazed window to the front elevation.

## Family Bathroom

7' 2" x 5' 6" ( 2.18m x 1.68m )

Fitted with a white three piece suite, comprising a wash hand basin, bath with mixer taps and shower over, low level W/C, tiled walls floor to ceiling, tiled flooring, an extractor fan, a radiator.

## Garage

Single garage with electric roller door.







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**EPC Rating: D**

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Tenure: Freehold



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