





Property Description

A beautiful large detached family home situated in Stoneton Crescent within walking distance to outstanding primary school, with open aspect to the front. Briefly comprising of reception hallway, breakfast kitchen with appliances, utility, good size lounge with feature fireplace, separate dining room, four good sized bedrooms with en-suite to master and double garage. In addition there is a generous driveway and large enclosed private rear garden. No Onward Chain

Approach

Canopy porch leads to entrance hall, in turn leading to reception hallway.

Reception Hallway

Having under stairs storage cupboard, security system, door through to:

Guest Cloakroom

With low level W/C with wash hand basin with mixer tap.

Breakfast Kitchen

15' 7" x 8' 9" (4.75m x 2.67m)

Fitted with a range of base and wall mounted units with complementary Granite work surfaces, a range of built in appliances to include four ring induction hob with extractor hood above, multi-functional combination oven and grill, further electric oven and grill, dishwasher, fridge, ceramic tiled floor, space for dining table, door through to dining room, two windows to the rear and door through to utility.

Utility

8' x 7' 2" (2.44m x 2.18m)

having base unit with stainless steel sink and drainer unit with mixer tap, larder unit storage, space and plumbing for automatic washing machine and tumble dryer, space for freezer, wall mounted Worcester Bosch central heating boiler, window to the rear overlooking garden, door to the side leading to garden Aden integral door leading to double garage.

Dining Room

13' 2" x 8' 10" (4.01m x 2.69m)

Double sliding patio doors to the rear overlooking and leading to garden, double doors through to:

Lounge

18' 4" into bay x 13' 1" (5.59m into bay x 3.99m)

Having large feature box bay window to the front, gas living flame fire place with brick ornate surround, wall light points.

First Floor Landing

Staircase rising from the hallway, airing cupboard housing hot water tank and providing shelving space, loft hatch giving access to roof space.

Master Bedroom

15' Maximum x 13' 1" (4.57m Maximum x 3.99m)

Two sets of double wall mounted wardrobes to one wall providing hanging and shelving space, large window to the front, door through to:

En-Suite

Fitted with suite comprising of, low level W/C, wash hand basin with mixer tap, shower cubicle with power shower fitted, storage cupboard, full ceramic tiling, obscure glazed window to the side.

Bedroom Two

12' 2" x 11' 2" (3.71m x 3.40m)

Having large window to the front, good size built in wardrobe with hanging rail within.

Bedroom Three

10' x 9' 1" (3.05m x 2.77m)

Window to the rear overlooking garden.

Bedroom Four

10' 4" x 8' (3.15m x 2.44m)

Currently used as office, with built in wardrobe and window to the rear overlooking garden.

Family Bathroom

Fitted with a suite comprising of bath with mains shower over, low level W/C, wash hand basin with mixer tap, ceramic tiling, obscure glazed window to the rear.

Double Garage

Fitted with two up and over doors, light and power.

Driveway

Good size driveway giving direct access to double garage, lawned garden to the side, with shrubs and borders.

Rear Garden

Large mature rear garden having good size patio area, lawn, garden shed, bench, gated side access, cold water tap





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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