





## Property Description

A beautiful extended family property within walking distance to local shops, school and train station, improved and extended to provide accommodation briefly comprising of reception hallway, guest cloakroom, open plan 29ft dining kitchen with breakfast bar, built in appliances, large dining area, door through to extended lounge with vaulted ceiling and log burner, bi-fold doors out to garden, three bedrooms, en-suite to master, family bathroom driveway and car port.

## Approach

The property is approached by a canopy porch leading to front door, in turn leading through to:

## Reception Hallway

With staircase rising to the first floor landing, door through to dining kitchen, further door through to:

## Guest Cloakroom

Fitted with a white suite comprising of low level W/C, wash hand basin with mixer tap, tiled floor.

## Dining / Kitchen

### Kitchen Area

15' 4" maximum x 8' 1" ( 4.67m maximum x 2.46m )

Fitted with a range of base and wall mounted units with complementary work surfaces, a range of appliances to include, four ring gas hob with cooker hood above, electric oven and grill, dishwasher, fridge freezer, washer dryer, microwave and coffee machine, sink unit with mixer tap, breakfast bar, ceiling down lighters, wall mounted TV aerial point, window to the front.

## Dining Area

14' 7" x 13' 5" including cupboards (4.45m x 4.09m including cupboards )

Full height useful storage cupboards, walnut flooring, ample space for dining table, ceiling down lighters, French doors leading to garden.

## Lounge

16' 10" maximum into fireplace x 15' 4" maximum ( 5.13m maximum into fireplace x 4.67m maximum )

Beautiful lounge with vaulted ceiling, feature tiled wall with log burner, ceiling down lighters, bi-fold doors to the side leading to garden, underfloor heating.

## First Floor Landing

Loft hatch giving access to roof space, door to:

## Master Bedroom

11' 4" Plus Recess x 9' 4" Maximum ( 3.45m Plus Recess x 2.84m Maximum )

Window to the front, recess with hanging rail and shelving within, linen cupboard.

## En-Suite

Fitted with low level W/C, wash hand basin, shower cubicle with shower fitted, electric shaver point.

### **Bedroom Two**

14' 10" Maximum x 9' 3" ( 4.52m Maximum x 2.82m )

Dormer window to the front, further window to the rear, please note some slight restricted head height.

### **Bedroom Three**

9' 3" Plus Recess x 8' 1" Maximum ( 2.82m Plus Recess x 2.46m Maximum )

Window to the rear over looking garden.

### **Family Bathroom**

Fitted with a white suite comprising of bath, low level W/C, wall hung wash hand basin fitted into vanity unit, wall hung cosmetics cabinet, heated towel rail, window to the rear.

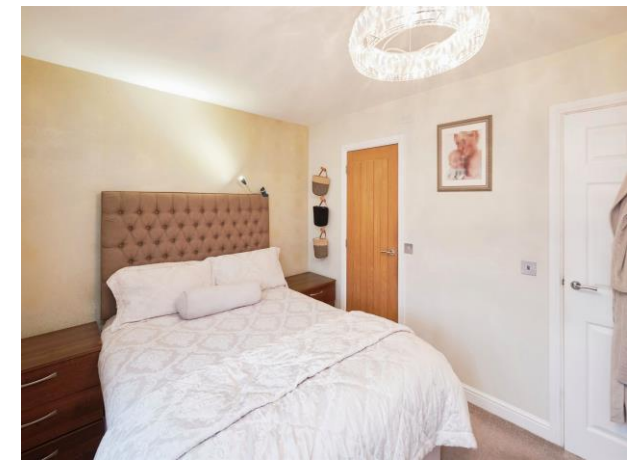
### **Outside**

To the front of the property there is a driveway providing parking.

### **Rear Garden**

Lovely enclosed rear garden with decking exterior lighting and enclosed fence.





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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