





Property Description

An extended, well-presented, family home situated in the sought after location of Sunnyside Lane, within close proximity to local train station, shops, schools and amenities. Briefly comprising entrance hallway, guest cloakroom, good sized lounge, fabulous 28 ft. living/dining kitchen with feature vaulted ceiling, study/family room, utility, four double bedrooms, refitted ensuite to master and refitted family bathroom. In addition there is an integral garage, driveway with EV charging point, enclosed good sized rear garden. Viewing highly recommended. No chain

Approach

Canopy porch leads to modern contemporary front door, in turn leading through to entrance hallway.

Entrance Hallway

Having staircase rising to the first floor landing, understairs storage cupboard, oak flooring, radiator, door through to guest cloakroom.

Guest Cloakroom

Fitted with a white suite comprising low level WC, corner wash hand basin, tiling to splashback, oak flooring, radiator, uPVC double glazed obscure window.

Study

11' 2" x 9' 4" (3.40m x 2.84m)

uPVC double glazed leaded light window to the front, oak flooring.

Lounge

22' 4" x 20' 1" Max (6.81m x 6.12m Max)

Having gas feature fireplace with ornate surround, double glazed patio doors to the rear overlooking and leading to garden, double glazed leaded light window to the front, TV aerial point, two radiators, double wooden glass panel doors leading into dining area, air conditioning unit and further door leading into kitchen area.

Living / Dining Kitchen

28' 3" x 22' Max (8.61m x 6.71m Max)

Fitted with an extensive range of shaker style base and wall mounted units, complementary granite work surfaces, central island unit with breakfast bar, a range of built-in appliances to include dishwasher, combination microwave, electric oven and induction hob, two fridges, freezer, wine cooler, integrated ceiling speakers, oak flooring, feature double height window to vaulted ceiling with views over garden, patio doors overlooking and leading to garden, door leading into rear of the garage. Dining area having space for table and chairs, wall mounted TV aerial point, ample space for sofas, continuation of oak flooring, two radiators, ceiling light point, patio doors overlooking and leading to garden.

Utility

Door leading in from the rear of the garage, having base and wall mounted units, sink and drainer unit, space and plumbing for automatic washing machine and tumble dryer, radiator.

First Floor Landing

Staircase rising from entrance hallway, loft hatch giving access to roof space with electric retractable ladder and housing the combination central heating boiler.

Master Bedroom

13' 7" Plus wardrobe x 10' (4.14m Plus wardrobe x 3.05m)

Built-in wardrobes to one wall providing hanging and shelving space, matching dressing table, bedside cabinets and overbed unit, uPVC double glazed leaded light window to the front, radiator and air conditioning unit.

Ensuite

Recently refitted with a contemporary suite comprising shower cubicle with mains shower, wall mounted wash hand basin with mixer tap fitted into vanity unit, low level WC, heated towel rail, full ceramic tiling.

Bedroom Two

11' 10" x 11' 1" (3.61m x 3.38m)

uPVC double glazed window to the rear, radiator.

Bedroom Three

10' 1" x 9' (3.07m x 2.74m)

Built-in single wardrobe, uPVC double glazed leaded light window to the front, radiator.

Family Bathroom

Recently refitted with a four-piece contemporary suite comprising of double walk in shower cubicle, bath with mixer tap and shower attachment over, low level WC, wash hand basin with mixer tap fitted into vanity unit, wall mounted cosmetics mirror, heated towel rail, full ceramic tiling, obscure glazed window to the rear.

Garage

Fitted with up and over door, light and power, loft storage.

Outside

Front Of Property

Driveway providing off road parking and giving direct access to garage, lawned to one side, gated side access leading through to enclosed rear garden.

Rear Garden

Good sized, enclosed, private rear garden having shaped lawn, shrubs and borders, patio area, garden shed.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
 Band: G

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Tenure: Freehold



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