





Property Description

Fantastic family home with LARGE GARDEN and OPEN COUNTRYSIDE VIEWS to the rear. Located in the sought after village of Napton within walking distance from nursery and primary school and local village shop with post office.

Approach

Wraps around garden with gated access to the side and a block paved driveway leading to front door.

Porch

Door leading to hallway and a storage cupboard.

Entrance Hall

Stairs rising to the first floor, doors to lounge, kitchen/dining room and cloakroom.

Cloakroom

Fitted with a low level WC, hand wash basin and a radiator.

Lounge

18' 1" x 9' 7" (5.51m x 2.92m)

Double glazed window to the front aspect, laminate flooring and a radiator.

Kitchen/Dining Room

16' 10" x 8' 1" (5.13m x 2.46m)

Glazed window looking into the garden room and opening to conservatory. Fitted kitchen with tiled floor and a radiator.

Conservatory

10' 6" x 8' 4" (3.20m x 2.54m)

Glazed windows to the the side and rear aspect with continuation of tiled floor and French doors leading into the garden room.

Garden Room

8' 9" x 7' 10" (2.67m x 2.39m)

Glazed window to the rear aspect with a radiator and French doors leading out to the rear garden.

Stairs & Landing

Door to bedrooms and family bathroom. there is a door leads to a spiral staircase taking you up to the loft conversion and master bedroom.

Bedroom Two

13' 1" x 8' 7" (3.99m x 2.62m)

Double bedroom with a glazed window to the front aspect and a radiator.

Bedroom Three

9' 3" x 8' 3" (2.82m x 2.51m)

A double bedroom with a glazed window to the rear aspect and a radiator.

Bedroom Four

7' 11" x 9' 2" (2.41m x 2.79m)

Single bedroom with a glazed window to the front aspect and a radiator.

Family Bathroom

Glazed window to the rear aspect. Fitted suite with pedestal hand wash basin, low level WC, a panel bath and overhead shower and a radiator.

Second Floor

At the top of the spiral staircase is a large dressing area/study space with 2 Velux windows to the rear aspect.

Bedroom One

16' 6" x 8' 7" (5.03m x 2.62m)

There is double bedroom with pitched ceiling and glazed windows to the rear aspect, radiator and door to en-suite,

En-Suite Shower

A fully tiled ensuite with separate bath, shower enclosure, low level WC, pedestal hand wash basin and a glazed window to the rear aspect.

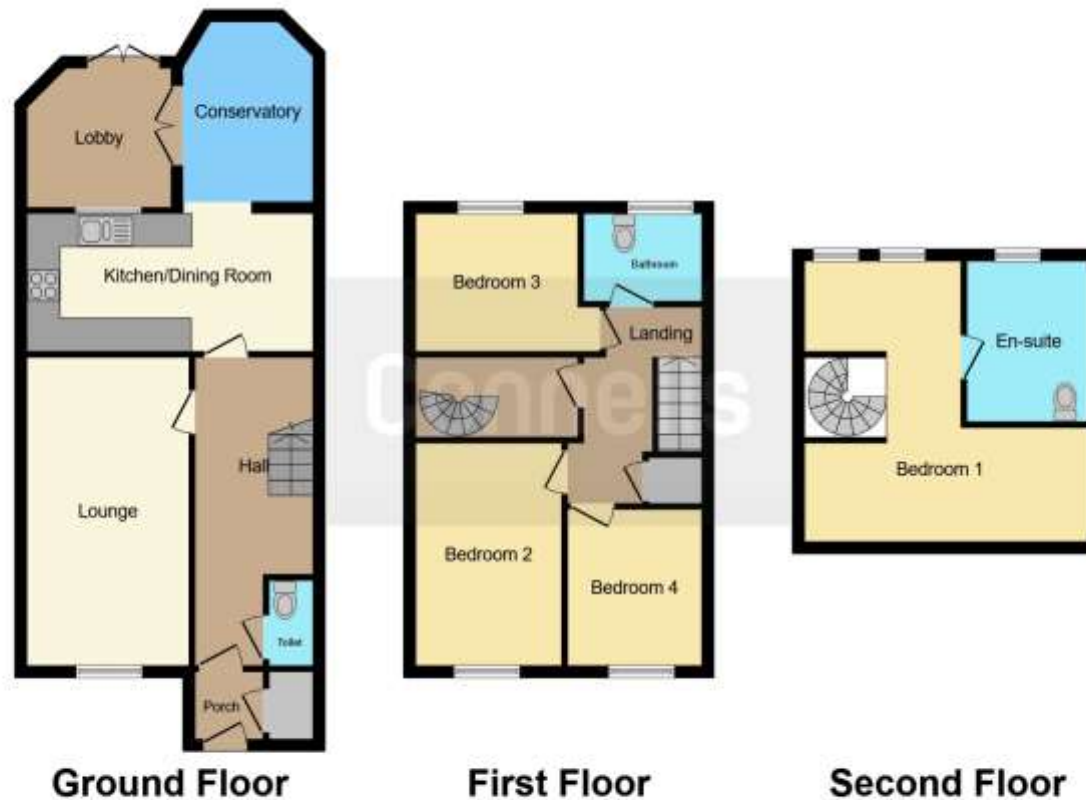
Garden

The rear garden is generous in size with a large patio area leading down to a mature country garden with open views across the Napton countryside. The garden wraps round to the front with gated access.









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 Band: C

Tenure: Freehold

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