





Guide Price
£825,000

Situated in a quiet location with countryside views over fields, this beautifully presented four bedroom detached family home is welcomed to the market offering an open plan kitchen/dining/family room with log burner, separate lounge, study, utility, two en-suite shower rooms and family bathroom. Further benefits also include garage with driveway parking and recently landscaped South facing rear garden.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Radiator, doors to lounge, study and kitchen/dining room.

CLOAKROOM

Low level WC, wash hand basin, radiator, under stairs storage cupboard.

LOUNGE

Double glazed window to side aspect, double glazed double doors to rear. Two radiators.

FAMILY ROOM

Two double glazed windows to front aspect, two double glazed Velux windows to front. Two radiators, storage cupboard, wood burning stove.

STUDY

Double glazed window to front aspect. Radiator.

KITCHEN/DINING ROOM

Double glazed double doors to rear, double glazed window to front aspect. Fitted with a range of wall-mounted and floor standing units with work surface over, one and a half bowl stainless steel sink with mixer tap, integrated dishwasher, integrated fridge freezer, built-in oven and hob with extractor fan over, breakfast bar, opening to family room, door to utility room.

UTILITY

Double glazed door to rear. Fitted with a range of wall-mounted and floor standing units with work surface over, one and a half bowl stainless steel sink with mixer tap, integrated washing machine, concealed wall-mounted gas boiler.

LANDING

Radiator, airing cupboard housing water cylinder, access to loft space.

BEDROOM ONE

Double glazed windows to rear and side aspects. Radiator, built-in wardrobes, door to:

EN-SUITE

Double glazed frosted window to rear aspect. Tiled shower cubicle, low level WC, wash hand basin, heated towel rail.

BEDROOM TWO

Double glazed window to rear aspect. Radiator, built-in wardrobe, door to:

EN-SUITE

Tiled shower cubicle, low level WC, wash hand basin, heated towel rail.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

BEDROOM FOUR

Double glazed window to front aspect. Radiator.

BATHROOM

Double glazed frosted window to front aspect. Tiled shower cubicle, panelled bath with mixer tap, low level WC, wash hand basin, heated towel rail.

OUTSIDE

GARAGE

Garage with electric up and over door, door to garden

FRONT GARDEN

Path leading to front door, flower and shrub beds.

REAR GARDEN

Laid to lawn with patio area, decked area, gated side access, outside lighting, personal door to garage.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		92
A		
(81-91)	85	
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Total floor area 213.0 sq.m. (2,292 sq.ft.) approx

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