







Situated at the end of a quiet cul de sac in this extremely sought after village location this deceptively spacious eight bedroom detached family home has been tastefully extended to provide flexible accommodation set over three floors. The property has been well maintained and benefits include three separate reception rooms, a large open plan kitchen/breakfast room, main bedroom with en suite shower room and a balcony, two further bathrooms, enclosed gardens, double garage and driveway.

# Property Description

## ENTRANCE

Double glazed door to:

## ENTRANCE HALL

Double glazed window. Stairs to first floor with storage cupboard below, further built in cupboard, radiator.

## CLOAKROOM

Low level w.c., wash hand basin, heated towel rail.

## LOUNGE

A double aspect room with double glazed windows to front and double glazed double doors to rear. Feature fireplace, two radiators.

## DINING ROOM

Double glazed window to rear. Radiator.

## STUDY

Double glazed window to front aspect. Radiator.

## KITCHEN/BREAKFAST ROOM

Double glazed windows to side and rear and double glazed double doors to garden. Fitted with a range of both floor and wall mounted units with work surface over, single drainer stainless steel sink unit with mixer tap, built in oven and hob with extractor fan over, plumbing for dishwasher, tiled floor, part tiled walls, radiator.

## UTILITY ROOM

Double glazed door to side. Floor and wall mounted units with work surface over, single drainer stainless steel sink unit with mixer tap, plumbing for automatic washing machine, part tiled walls, tiled floor, wall mounted gas boiler.

## LANDING

Radiator, stairs to second floor.

## BEDROOM ONE

Double glazed windows to side and double glazed double doors opening to the balcony. Range of built in wardrobes, radiator.

## EN-SUITE

Double glazed window. Tiled shower cubicle, wash hand basin, low level w.c., tiled walls, tiled floor, heated towel rail.

## BALCONY

A lovely seating area enclosed by railings.

## BEDROOM TWO

Double glazed window to rear. Range of built in wardrobes, door to bathroom, radiator.

## BEDROOM THREE

Double glazed window to front. Radiator.

## BEDROOM FOUR

Double glazed window to front. Radiator.

## BEDROOM FIVE

Double glazed window to front Radiator.

## BATHROOM

Double glazed window. Comprising panelled bath with mixer tap and shower attachment, tiled shower cubicle, wash hand basin with cupboard below, low level w.c., tiled walls, tiled floor, heated towel rail.

**SECOND FLOOR LANDING**

Double glazed velux windows to rear. Two radiators, walk in airing cupboard housing hot water cylinder.

**BEDROOM SIX**

Double glazed velux windows to rear. Radiator, eaves storage cupboards.

**BEDROOM SEVEN**

Double glazed velux window to rear. Radiator, eaves storage cupboards.

**BEDROOM EIGHT**

Double glazed velux window to rear. Radiator.

**BATHROOM TWO**

Double glazed velux window. Comprising panelled bath with shower unit over, wash hand basin, low level w.c., radiator, tiled floor, heated towel rail.

**OUTSIDE****FRONT GARDEN**

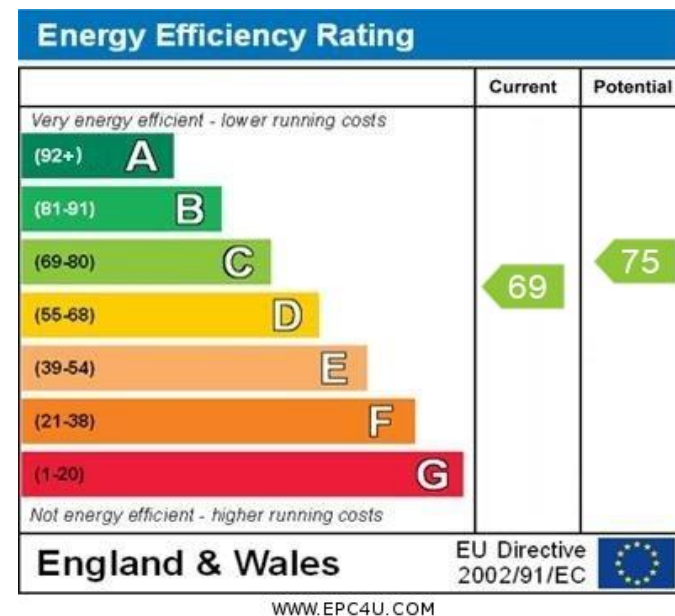
Mainly laid to lawn with parking to front and driveway providing hardstanding leading to the double garage.

**DOUBLE GARAGE**

Twin up and over doors, power and light, personal door to garden.

**REAR GARDEN**

Mainly laid to lawn with block paved patio area, all enclosed by panel fencing, outside lighting, cold water tap, gated access to both side and personal door to garage.



MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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