





**Guide Price
£610,000**

Situated in a quiet cul-de-sac close to schools this tastefully extended four bedroom detached family home offers spacious accommodation throughout and now benefits from an en-suite main bedroom, downstairs shower room, kitchen/breakfast room, lounge and separate dining room. The property also comprises of driveway parking for several cars and garage.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Double glazed window to front aspect. Radiator, stairs rising to first floor, door to shower room.

SHOWER ROOM

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

LOUNGE

Double glazed double doors to rear with views of the garden, double glazed frosted window to side aspect. Feature fireplace, radiator.

DINING ROOM

Double glazed window to front aspect. Radiator, doors to lounge and kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

Double glazed door to rear, two double glazed Velux windows to rear. Fitted with a range of wall-mounted and floor standing units with work surface over, single drainer sink with mixer tap, built-in oven and gas hob with extractor fan over, integrated fridge, integrated dishwasher, breakfast bar, radiator, concealed wall-mounted gas boiler, door to utility.

UTILITY

A range of wall-mounted and floor standing units with work surface over, plumbing for washing machine, space for tumble dryer, space for fridge freezer.

LANDING

Airing cupboard housing lagged water cylinder, access to loft space.

BEDROOM ONE

Double glazed window to rear aspect. Radiator, storage cupboard, door to en-suite.

EN-SUITE

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

BEDROOM TWO

Two double glazed windows to front aspect. Radiator, built-in wardrobes.

BEDROOM THREE

Double glazed window to rear aspect. Radiator, storage cupboard.

BEDROOM FOUR

Double glazed window to front aspect. Radiator, storage cupboard.

BATHROOM

Double glazed frosted window to side aspect, panelled bath with mixer tap and shower, low level WC, wash hand basin.

OUTSIDE

GARAGE/PARKING

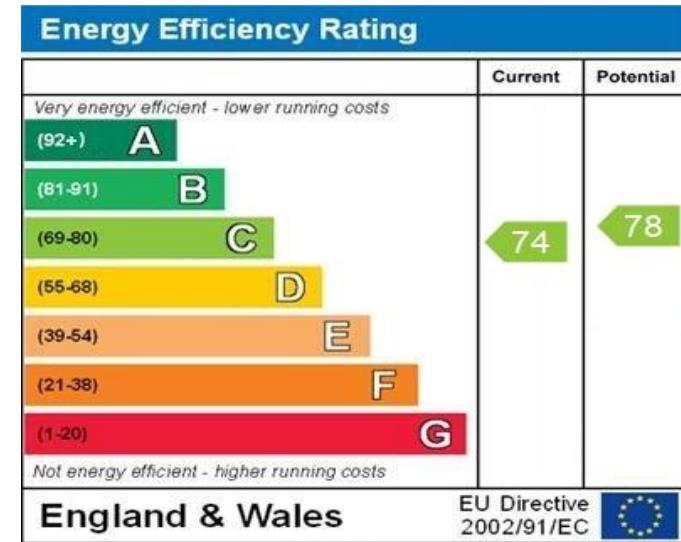
Garage with power and lighting. Driveway parking for multiple vehicles.

FRONT GARDEN

Laid to lawn with path to front door, shrubbed areas.

REAR GARDEN

Mainly laid to lawn with patio area, outside tap, gates to side and rear gate that leads to woodland, storage shed.



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