





**£500,000**

Tucked away at the end of a quite cul-de-sac, this extended four bedroom family home is welcomed to the market offering, open plan kitchen, dining and family room with log burner, lounge, ensuite shower room to master and main family bathroom. Other benefits also include single garage, driveway parking for several cars and enclosed rear gardens.

# Property Description

## ENTRANCE

Double glazed door to:

## ENTRANCE PORCH

Double glazed windows, quarry tiled flooring, half glazed door with glazed side panel to:

## ENTRANCE HALL

Stairs to first floor with storage cupboard below, tiled floor, radiator, dado rail.

## LOUNGE

Double glazed window to front. Feature stone fireplace, radiator, coving to ceiling.

## KITCHEN/DINING ROOM

A lovely open plan living space which is filled with a range of both floor and wall mounted units with granite work surfaces over, breakfast bar, two built in ovens and hob with extractor fan over, integrated wine cooler, plumbing for automatic washing machine and dishwasher, space for fridge freezer, radiator, tiled floor, part tiled walls. Double glazed window to side and double glazed window and door to rear, opening to family room.

## FAMILY ROOM

A double aspect room with vaulted ceiling and double glazed windows to rear and double glazed double doors to side. Wood burning stove, tiled floor, recessed spotlighting.

## LANDING

Double glazed window to side. Dado rail, coving to ceiling, recessed spotlighting, stairs to second floor.

## BEDROOM ONE

Double glazed window to front. Radiator, coving to ceiling, airing cupboard housing Megaflo.

## BEDROOM TWO

Double glazed window to rear. Radiator, coving to ceiling.

## BEDROOM THREE

Double glazed window to front. Radiator.

## BATHROOM

White suite comprising panelled bath with shower unit over, pedestal wash hand basin, low level w.c. tiled floor, part tiled walls, heated towel rail, recessed spotlighting. Double glazed frosted window to rear.

## SECOND FLOOR LANDING

Double glazed velux window.

## MASTER BEDROOM

A double aspect room with double glazed window to rear and two double glazed velux windows to front, radiator, recessed spotlighting, eaves storage cupboard with power and light. Door to,

## EN-SUITE

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

## OUTSIDE

## GARAGE

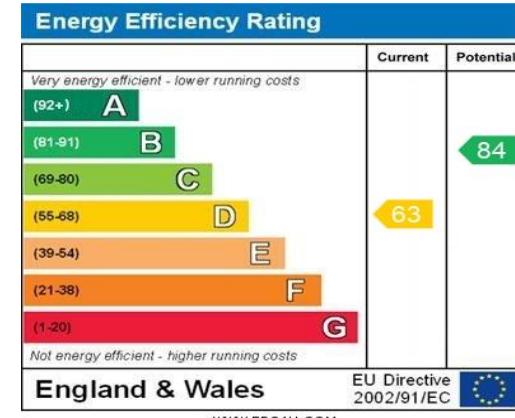
Up and over door, power and light, boiler serving central heating and domestic hot water, personal door to rear.

## FRONT GARDEN

Block paved driveway providing hardstanding, outside lighting, shingled area.

## REAR GARDEN

Mainly laid to lawn with two paved patio areas one with pergola, all enclosed by panel fencing, flower and shrub beds, outside lighting, outside cold water tap, 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