

**£575,000**

Situated in the popular Manor Estate in Apsley within walking distance of the mainline train station and popular schools, this beautifully presented four bedroom family home briefly comprises open plan living with kitchen/dining room, lounge with wood burner, utility room, three bedrooms and family bathroom on the first floor and a wonderful main bedroom with ensuite on the second floor. The property also has driveway parking and a good sized landscaped rear garden complete with timber outbuilding.

# Property Description

## Entrance

Steps rising to front door.

## Entrance Hall

Stairs rising to first floor, under stairs storage cupboard, double glazed window, radiator. Doors to lounge and kitchen.

## Lounge

Double glazed window to front aspect, radiator, fireplace with wood burner. Opening to dining area.

## Kitchen/Dining Room

Fitted with a range of base and eye level units with roll edged work tops over, one and a half bowl stainless steel sink with drainer. Space for range cooker, integrated fridge freezer and dishwasher. Wood effect flooring, frosted double glazed window to side aspect.

## Utility Room

Work surfaces with space and plumbing for washing machine and tumble dryer. Wall mounted gas combination boiler. Double glazed window and door to garden.

## First Floor Landing

Stairs rising to second floor, doors to bedrooms and bathroom.

## Bedroom Two

Double glazed window to front, radiator.

## Bedroom Three

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

## Bedroom Four

Double glazed window to front aspect, radiator.

## Family Bathroom

Modern three piece suite comprising panelled bath with shower over, wash hand basin in vanity unit, low level WC. Double glazed window to rear aspect, heated towel rail.

## Second Floor Landing

Double glazed window to side aspect.

## Bedroom One

A dual aspect room with double glazed window to the rear and a velux window to the front. Recessed spotlights, door to ensuite.

## Ensuite

A three piece suite comprising corner shower cubicle, hand wash basin in vanity unit, low level WC. Extractor fan, heated towel rail, double glazed window to rear.

## Outside

## Driveway

Block paved driveway parking with flower and shrub border.

## Rear Garden

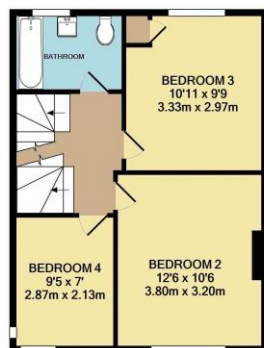
Established landscaped garden with generous patio area, lawn with flower beds, outside tap and lighting and power points. Workshop to the rear of the garden.

## Workshop/Outbuilding

Timber outbuilding providing space for home office, workshop or storage.



GROUND FLOOR

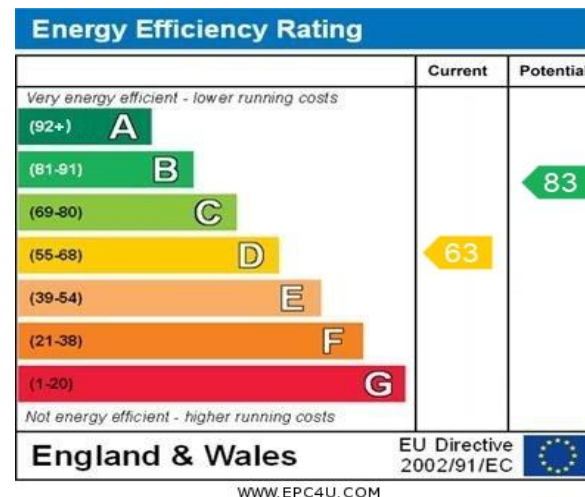


1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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