

Offers In The Region Of £475,000 Freehold

En-suite

· Open Plan Kitchen/Lounge/Diner · Four/Five Bedrooms

• Two Further Bathrooms

• Feature South Facing Garden

· Beautiful Condition Throughout

• Fitted Self Contained Annex

• Tenure: Freehold

• EPC Rating: C

Robert Luff & Co are delighted to offer to market this beautifully presented semi detached Versatile accommodation offers a STUNNING open plan kitchen/lounge/dining area, play room/reception room, office, ground bedroom and bathroom. On the first floor there is a master bedroom with LUXURY EN-SUITE, three further bedrooms and shower room. The property benefits from a SELF CONTAINED ANNEX with kitchen/diner, living area, bedroom and shower room. Further benefits to this extensive property are off road parking for multiple vehicles and a FEATURE SOUTH FACING GARDEN.





# Accommodation

#### Front Entrance Door Into:

#### Entrance Hall

Understairs storage cupboard housing boiler, double glazed window, engineered ook flooring, radiator and stairs leading to the first floor.

### Open Plan Kitchen/Living/Dining Area 22'0 x 19'10 (6.71m x 6.06m)

#### Kitchen Area

Matching range of wall and base units with roll top work surfaces incorporating a stainless steel sink unit with mixer tap, integrated dishwasher, washing machine, leaded light double glazed window, spollights, coved ceiling and wood flooring.

#### Lounge/Dining Area

Two double glazed windows overlooking the rear garden, double glazed opening doors, engineered oak flooring, space for dining table, two radiators, feature sty lantern window, TV point and spotlights.

### Playroom/Reception Room 12'0 x 10'0 (3.66m x 3.06m)

Double glazed window, radiator and spotlights.

### Office 10'11 x 8'0 (3.33m x 2.44m)

### Ground Floor Bedroom Four 10'11 x 9'0 (3.33m x 2.74m)

Feature double glazed bay window, radiator.

### Ground Floor Bathroom

Panel enclosed bath with shower over and individual laps, wash hand basin, radiator, part filed walls and double glazed window.

### FIRST FLOOR LANDING

Double glazed window and spotlights.

### Master Bedroom 12'0 x 10'0 (3.66m x 3.06m)

Leaded light double glazed u.indow to rear aspect overlooking the garden, radiator, office area, TV point and spotlights.

## En-suite Bathroom

Panel enclosed oversized bath with central tap, walk in shower enclosure with glass screen and waterfall shower head, vanity wash hand basin with cupboard under, low level flush WC, ladder radiator, two recessed shelving areas with lighting, fully fled and double glazed window.

# Bedroom Two 10'10 x 9'3 (3.30m x 2.82m)

Leaded light double glazed window, radiator and storage to the eves.

## Bedroom Three 9'0 x 9'0 (2.74m x 2.74m)

Leaded light double glazed window, radiator and storage to the eaves.

### Wet Room

Shower with waterfall shower head and shower attachment, vanity wash hand basin with cupboard under, low level flush WC, ladder style radiator, wall mounted mirror and double glazed window.

### ANNEXE

### Kitchen/Diner $10'0 \times 9'10 (3.05m \times 3.00m)$

Matching range of eye and base level units with square edge work surfaces incorporating a single sink unit with mixer tap and drainer, built in oven and hob with extractor hood over, integrated fridge/freezer, space for dishwasher and two feature skylights.

# Living Area 9'0 x 6'0 (2.74m x 1.83m)

Leaded light double glazed window.

### Bedroom 9'10 x 6'10 (3.00m x 2.08m)

Leaded light double glazed window.

### Shower Room

 $\hbox{Walk in shower enclosure, low level flush WC, wash hand basin, extractor fan, filed floor and roof lantern. } \\$ 

# OUTSIDE

## SOUTH Facing Rear Garden

Decking area coming off the rear of the property, mainly laid to lawn with decorative flower and shrub borders, tree, further decked area with patio, gravelled areas, outside bar, fully fence enclosed with side access via gate and outside power and light.

### Driveway

Providing of road parking for multiple vehicles.





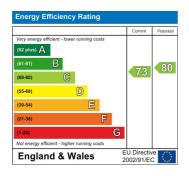


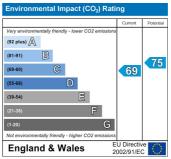






**Ground Floor** 





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