





**£630,000**

Located within the ever sought-after area of Monkston is this extended four-bedroom detached family home. The property provides good school catchment with further benefits including two reception rooms, kitchen, en-suite to main bedroom, family bathroom and additional downstairs cloakroom, as well as a generous sized garden, driveway parking and garage.

# Property Description

## **ENTRANCE**

Door to:

## **ENTRANCE HALL**

Stairs rising to first floor, under stairs storage cupboard.

## **CLOAKROOM**

Double glazed frosted window to front aspect. Low level WC, radiator, wash hand basin.

## **LOUNGE**

Double glazed bay window to front aspect, double glazed bay window to side aspect. Wall-mounted gas fireplace, two radiators.

## **DINING ROOM**

Double glazed window to rear aspect, double glazed double doors to rear. Two radiators.

## **KITCHEN**

Double glazed window to rear aspect. Fitted with a range of wall-mounted and floor standing units with work surface over, built-in oven, integrated hob with extractor fan over, integrated fridge freezer, integrated dishwasher.

## **LANDING**

Double glazed window to side aspect. Access to loft space, airing cupboard housing wall-mounted gas combi boiler, built-in wardrobe.

## **BEDROOM ONE**

Double glazed window to front aspect. Radiator, built-in wardrobe.

## **EN-SUITE**

Double glazed frosted window to side aspect. Low level WC, heated towel rail, wash hand basin in vanity unit, shower unit, tiled walls.

## **BEDROOM TWO**

Two double glazed windows to front aspect. Radiator.

## **BEDROOM THREE**

Two double glazed windows to rear aspect. Two radiators.

## **BEDROOM FOUR**

Double glazed window to front aspect. Radiator.

## **BATHROOM**

Double glazed frosted window to side aspect. Panelled bath, part tiled walls, wall-mounted wash hand basin, low level WC, heated towel rail, shower unit, extractor fan.

## **OUTSIDE**

### **GARAGE**

Garage with metal up and over door, power and lighting, plumbing for washing machine, space for tumble dryer.

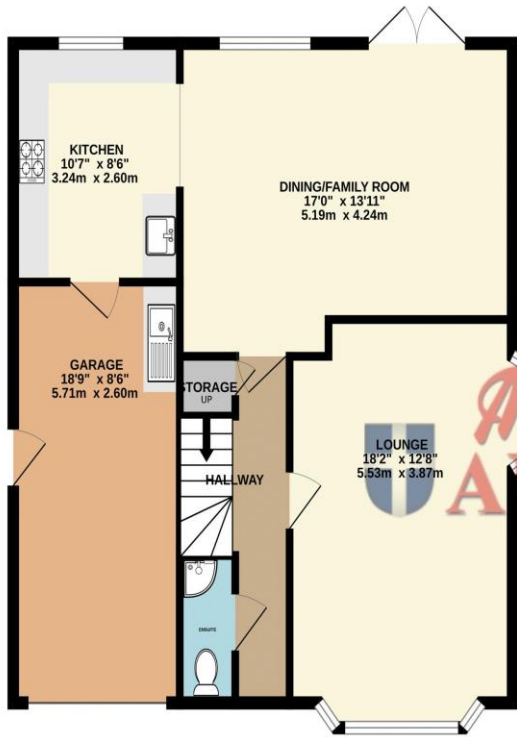
### **FRONT GARDEN**

Mainly laid to lawn.

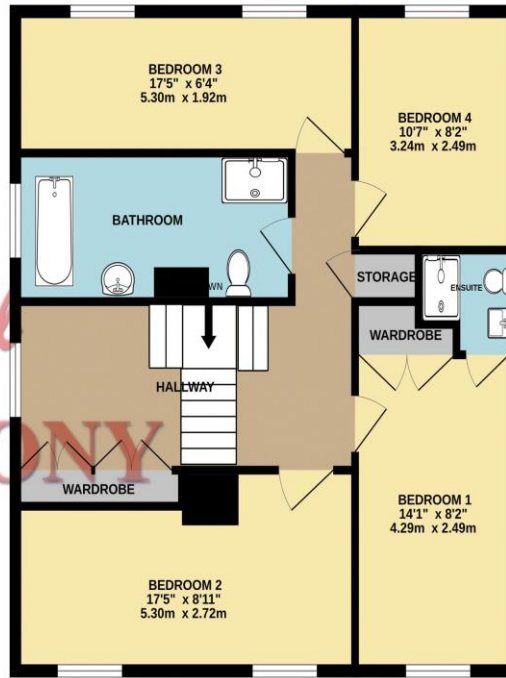
### **REAR GARDEN**

Mainly laid to lawn surrounded by panel fencing and brick wall, hard standing area, outside light, cold water tap, flower and shrub beds, timber storage shed, gated side access.

GROUND FLOOR  
764 sq.ft. (70.9 sq.m.) approx.

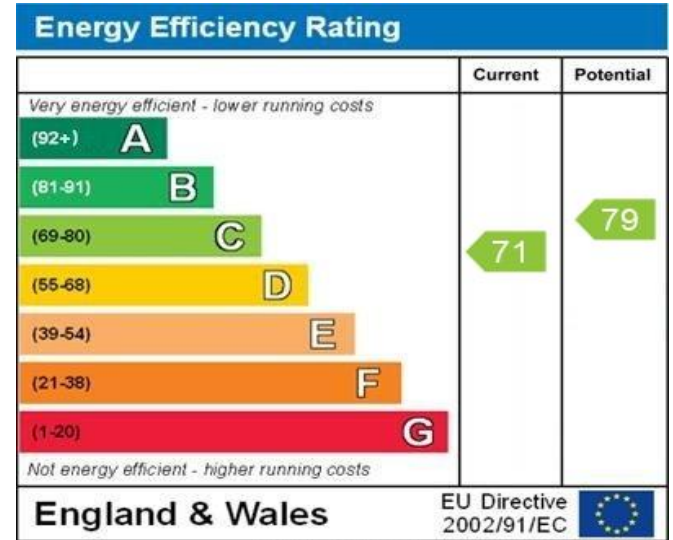


1ST FLOOR  
740 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA : 1503 sq.ft. (139.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This 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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