







**Offers in Excess of  
£500,000**

Ideally positioned within a quiet cul-de-sac location this four bedroom detached family home is offered to the market with no upper chain with further benefits including two reception rooms, kitchen/breakfast room, utility room, en-suite to main bedroom, family bathroom and additional downstairs cloakroom, front and rear gardens and driveway parking.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Stairs rising to first floor, radiator, under stairs storage cupboard, doors to kitchen, lounge and cloakroom.

## CLOAKROOM

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

## LOUNGE

Double glazed double doors to rear, double glazed window to front aspect. Storage cupboard, radiator.

## KITCHEN

Double glazed window to rear aspect. Fitted with a range of wall-mounted and floor standing units with work surface over, one and a half bowl sink unit with mixer tap and drainer, space for tumble dryer, gas hob with extractor fan over, built-in oven, space for fridge freezer, radiator.

## UTILITY

Double glazed frosted door to side. Radiator, wall-mounted gas fired boiler, plumbing for washing machine.

## LANDING

Doors to bedrooms and bathroom, access to boarded loft space via ladder with power and light, airing cupboard housing lagged copper water cylinder.

## BEDROOM ONE

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

## EN-SUITE

Double glazed frosted window to side aspect. Extractor fan, tiled walls, low level WC, shower unit, pedestal wash hand basin, radiator.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator.

## BEDROOM THREE

Double glazed window to rear aspect. Radiator.

## BEDROOM FOUR

Double glazed window to front aspect. Radiator.

## BATHROOM

Double glazed frosted window to rear aspect. Panelled bath, extractor fan, part tiled walls, low level WC, radiator, pedestal wash hand basin.

## OUTSIDE

## PARKING

Driveway parking.

## FRONT GARDEN

Mainly laid to lawn with block paved path leading to front door, gated side access, outside light.

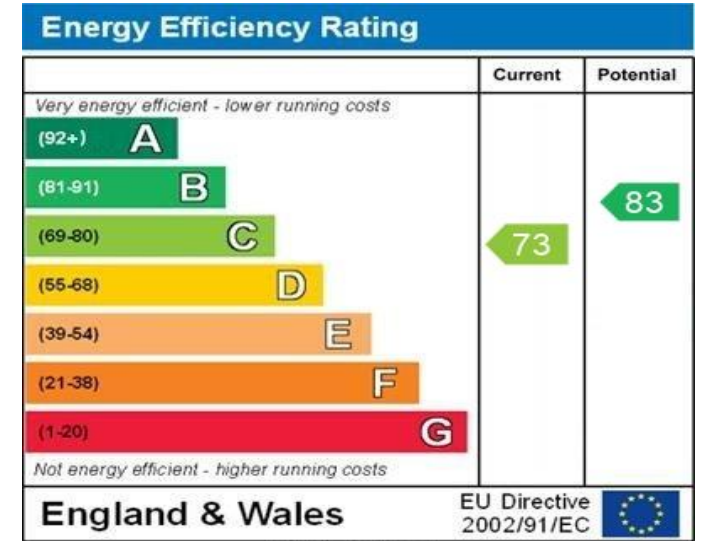
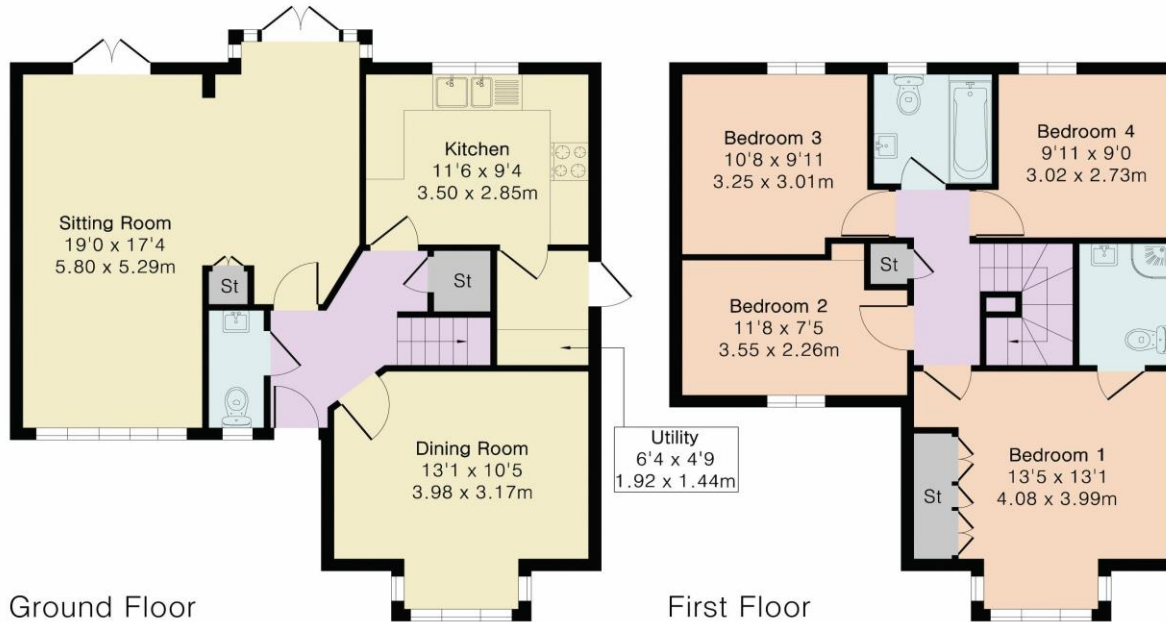
## REAR GARDEN

Mainly laid to lawn surrounded by panel fencing, flower and shrub beds, wooden decking area, gated side access, cold water tap, outside light.

## Approximate Gross Internal Area 1264 sq ft - 117 sq m

Ground Floor Area 688 sq ft – 64 sq m

First Floor Area 576 sq ft – 53 sq m



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