







**£449,995**

Positioned in a cul-de-sac location off the sought-after Windmill Hill Drive is this extended four-bedroom detached family home. The property boasts being sold with a separate plot to the front, a garage and an extension to the front. The finish is of high specification offering a front to back lounge with a Gazco inset electric fire, refitted en-suite, refitted family bathroom, Amtico flooring, oak wood flooring and staircase with sensor step lighting and bi-fold doors leading out to the landscaped rear garden. Further benefits include shared access to a front drive offering parking and an electric car charging point. The property is also set up for Hive heating and lighting.

# Property Description

## **ENTRANCE**

Double glazed composite door to:

## **ENTRANCE HALL**

Double glazed door to side aspect, double glazed window to front aspect. 'Amtico' flooring, sensorised step lighting, storage cupboard, radiator. Oakwood staircase to first floor, doors to cloakroom and lounge, flow through to utility room.

## **CLOAKROOM**

Obscure double glazed window to side aspect. Pedestal wash hand basin with splash back tiling, radiator, low level w.c., storage cupboard, 'Amtico' flooring.

## **LOUNGE**

Double glazed window to front aspect, double glazed bi-fold doors to rear garden. Oakwood flooring, double doors to dining room, two radiators, electric fireplace.

## **DINING ROOM**

Double glazed bi-fold doors to rear garden. 'Amtico' flooring, two wall mounted radiators, double doors to lounge, understairs storage cupboard.

## **KITCHEN**

Double glazed window to side aspect. Range of wall mounted and floor standing units with solid wood work surface over, space for Range cooker with five ring gas burner with extractor fan over, built in microwave, sunken butler sink with mixer tap, space for dishwasher, radiator, 'Amtico' flooring, flow through to dining room.

## **UTILITY AREA**

Wall mounted and floor standing units with work surface over, space for American style fridge/freezer, space for washing machine and tumble dryer, wall mounted radiator, 'Amtico' flooring.

## **LANDING**

Oakwood flooring, access to loft space, storage cupboard housing wall mounted boiler, doors to bedrooms and bathroom.

## **BEDROOM ONE**

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

## **BEDROOM TWO**

Double glazed windows to front and side aspects. Radiator, door to en-suite.

## **EN-SUITE**

Obscure double glazed window to side aspect. Walk in shower cubicle with splash back tiling, low level w.c., vanity wash hand basin, ceramic tiled floor and walls, heated towel rail, extractor fan.

## **BEDROOM THREE**

Double glazed window to front aspect. Oakwood flooring, radiator.

## **BEDROOM FOUR**

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

## **REFITTED BATHROOM**

Obscure double glazed window to side aspect. Low level w.c., 'P' shaped bath with shower over with raindrop shower head, vanity wash hand basin, heated towel rail, extractor fan, fully tiled walls and floor.

## **OUTSIDE**

### **GARAGE & PARKING**

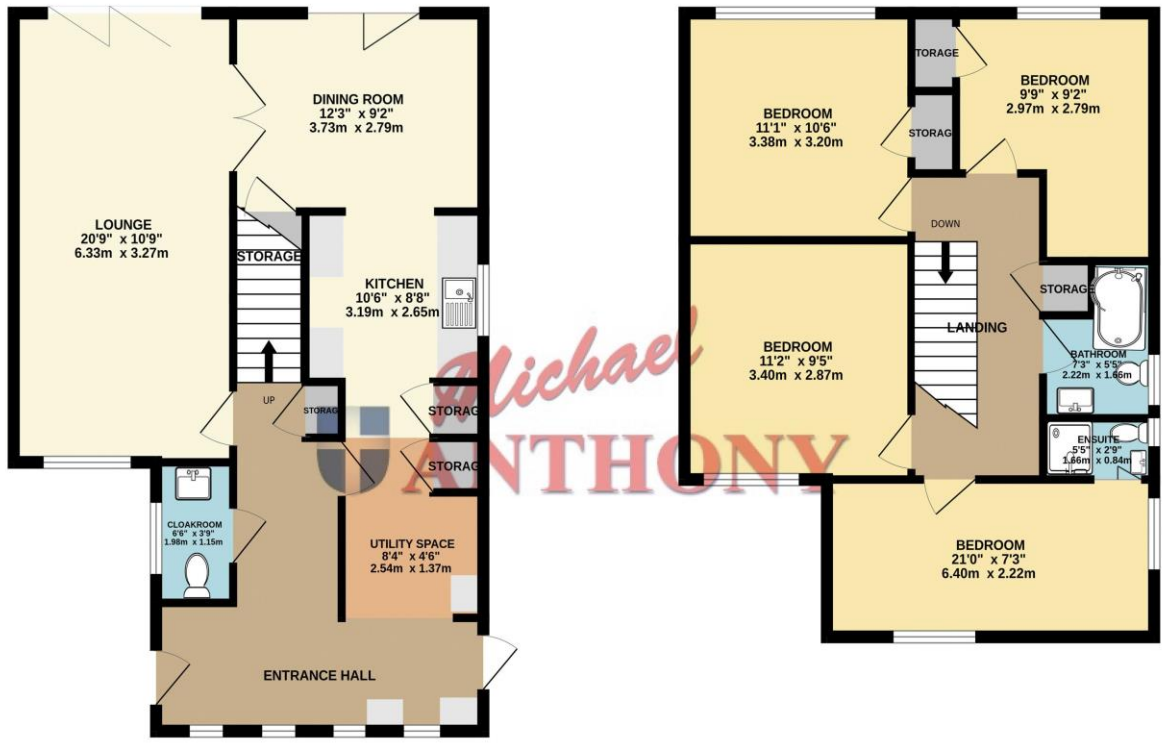
Up and over door, double glazed window to side aspect, driveway providing off road parking.

### **FRONT GARDEN**

Lawn area, hardstanding providing off road parking, electric charger, separate lawn area, shared access, outside light.

### **REAR GARDEN**

Landscaped lawn area, off road parking, outside light, two patio areas, fully enclosed by timber fencing, outside tap, side gated access, patio lighting.



TOTAL FLOOR AREA : 1286 sq.ft. (119.5 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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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 68                      | 83        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |
| WWW.EPC4U.COM                               |                         |           |

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