





£750,000

Located in the sought after Racecourses Estate is this five-bedroom detached family home. The ground floor comprises a lounge/diner featuring a log burner fireplace and bi-fold doors into the conservatory, downstairs cloakroom, study, utility room and kitchen/diner with integrated appliances and partial underfloor heating. On the first floor you have generous sized bedrooms, three en-suites and a family bathroom. Externally the property provides a rear garden and garage with off road parking.

Property Description

ENTRANCE

Double glazed door to entrance hall.

ENTRANCE HALL

Two frosted double glazed windows. Stairs to first floor, doors to lounge/diner, kitchen/diner, study and cloakroom, tiled floor.

CLOAKROOM

Frosted double glazed window to front aspect. Low level w.c., wash hand basin with mixer tap, splash back tiling, tiled floor, heated towel radiator.

LOUNGE/DINER

Double glazed windows to front and rear aspects, two double glazed windows to side aspect, double glazed bi-folding door to conservatory. Three radiators, log burner feature fireplace.

CONSERVATORY

Double glazed double doors to garden, double glazed windows to both side and rear aspects.

STUDY

Double glazed window to front aspect. Radiator, tiled floor.

KITCHEN/DINER

Two double glazed windows to rear aspect, double glazed double doors to side. Range of wall mounted and floor standing units with granite work surface and upstand, kitchen island with granite work surface, porcelain sink with mixer tap, integrated electric double oven and 5 ring gas hob with extractor hood over, integrated dishwasher, American Style fridge/freezer to remain, part tiled walls, radiator, partial under floor heating.

UTILITY ROOM

Range of wall mounted and floor standing units, space for washing machine, space for tumble dryer, one and a half stainless steel sink with mixer tap, tiled floor, radiator, door to garage, frosted double glazed door to side.

LANDING

Access to loft space, doors to bedrooms and bathroom, storage cupboard.

BEDROOM ONE

Double glazed window to front aspect. Built in wardrobe, built in dresser and drawers, radiator, door to en-suite.

EN-SUITE

Frosted double glazed window to front aspect. Heated towel radiator, low level w.c., wash hand basin, shower cubicle, tiled floor and walls.

BEDROOM TWO

Double glazed window to front aspect, frosted double glazed window to side. Radiator, built in wardrobe, sliding door to en-suite.

EN-SUITE

Frosted double glazed window to rear aspect. Shower cubicle, low level w.c., wash hand basin with mixer tap, heated towel radiator, part tiled walls and floor.

BEDROOM THREE

Double glazed windows to side and rear aspects. Built in wardrobe, radiator, door to en-suite.

EN-SUITE

Low level w.c., wash hand basin with mixer tap, shower cubicle, heated towel radiator, part tiled walls, tiled floor.

BEDROOM FOUR

Double glazed window to rear aspect. Built in wardrobe, radiator.

BEDROOM FIVE

Double glazed window to front aspect. Built in wardrobe, radiator.

BATHROOM

Frosted double glazed window to rear aspect. 'P' shaped bath with mixer tap shower attachment, low level w.c., wash hand basin with mixer tap, heated towel radiator, tiled floor and walls.

OUTSIDE

GARAGE

Range of wall mounted and floor standing units, wall mounted boiler, up and over door, power and light.

FRONT GARDEN

Block paved driveway, laid to lawn with pathway to front door, outside light, flower border.

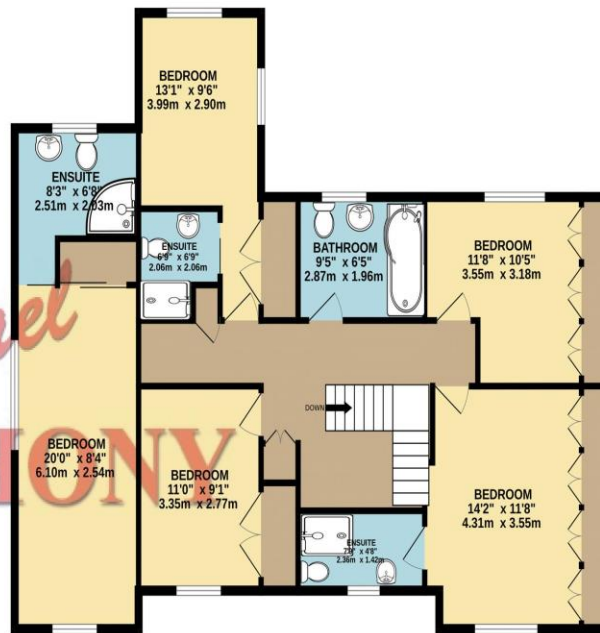
REAR GARDEN

Laid to lawn with patio area, retaining brick wall, tree/shrub border, two sheds to remain, greenhouse to remain, outside tap, side gated access, enclosed by timber fencing panels.

GROUND FLOOR
1429 sq.ft. (132.8 sq.m.) approx.

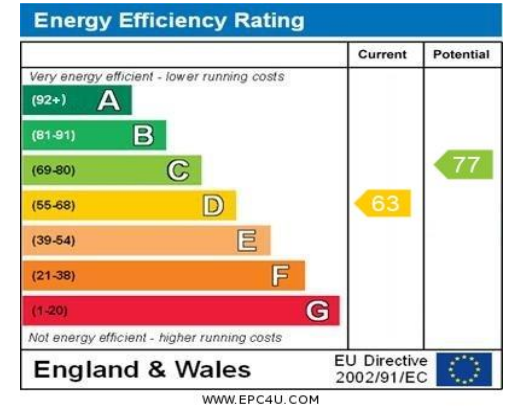


1ST FLOOR
1198 sq.ft. (111.3 sq.m.) approx.



TOTAL FLOOR AREA : 2628 sq.ft. (244.1 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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