





**£550,000**

Positioned in a cul-de-sac location on the sought-after development of Elmers Park is this four-bedroom extended detached house. The double storey extension is to the side of the property offering a dining room, utility room and a larger main bedroom with en-suite. Further benefits include a double garage, as well as ample off-road parking, downstairs cloakroom and lounge leading to a conservatory. The property also boasts a secluded private rear garden and side garden with access to the double garage.

# Property Description

## **ENTRANCE PORCH**

UPVC double glazed porch with UPVC double glazed front door, wall-mounted light, tiled floor, wooden door to:

## **ENTRANCE HALL**

Double glazed window to front aspect. Doors to cloakroom, lounge and kitchen, stairs rising to first floor, wood effect flooring, complementary tiling, electric heater.

## **CLOAKROOM**

Double glazed frosted window to front aspect. Low level WC, wall-mounted wash hand basin, tiled floor, electric heater.

## **LOUNGE**

Double glazed windows to front and rear aspects, double glazed sliding patio doors to conservatory. Feature gas fireplace with marble surround and hearth, wall-mounted light, service hatch, electric heater.

## **DINING ROOM**

Double glazed windows to front and side aspects. Electric heater, door to utility room.

## **CONSERVATORY**

UPVC double glazed brick built conservatory with double glazed French doors to rear garden, double glazed windows to rear and side aspect, tiled floor.

## **KITCHEN**

Double glazed window to rear aspect. Fitted with a range of base and eye level units with rolled edge work surface over, integrated electric double oven with gas hob and extractor hood over, stainless steel bowl and drainer unit with mixer tap over, fully tiled walls, tiled floor, service hatch, door to dining room.

## **UTILITY**

Double glazed window to rear aspect. Stainless steel bowl and drainer unit with mixer tap over, space for dishwasher, washing machine and tumble dryer, part tiled walls, electric heater.

## **LANDING**

Double glazed window to front aspect. Doors to bedrooms and shower room, loft access.

## **BEDROOM ONE**

Two double glazed windows to rear aspect. Door to en-suite, two electric heaters.

## **EN-SUITE**

Double glazed frosted window to front aspect. A fully tiled en-suite comprising walk-in shower cubicle, pedestal wash hand basin, low level WC, heated towel rail, electric heater.

## **BEDROOM TWO**

Double glazed window to rear aspect. Electric heater.

## **BEDROOM THREE**

Double glazed window to front aspect. Electric heater.

## **BEDROOM FOUR**

Double glazed window to rear aspect. Electric heater.

## **SHOWER ROOM**

Double glazed frosted window to front aspect. Fully tiled shower room comprising pedestal wash hand basin, low level WC, walk-in double shower cubicle, heated towel rail, electric heater.

## **OUTSIDE**

### **GARAGE**

Double garage with two up and over doors, power and lighting, window to side aspect.

### **FRONT GARDEN**

Laid to lawn with gravelled area, flower and shrub borders, side gated access, driveway parking for several vehicles.

### **SIDE GARDEN**

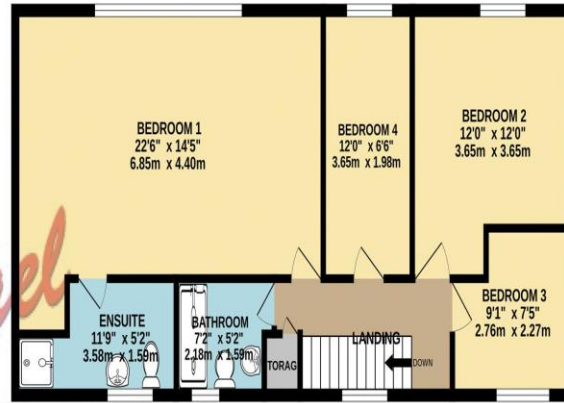
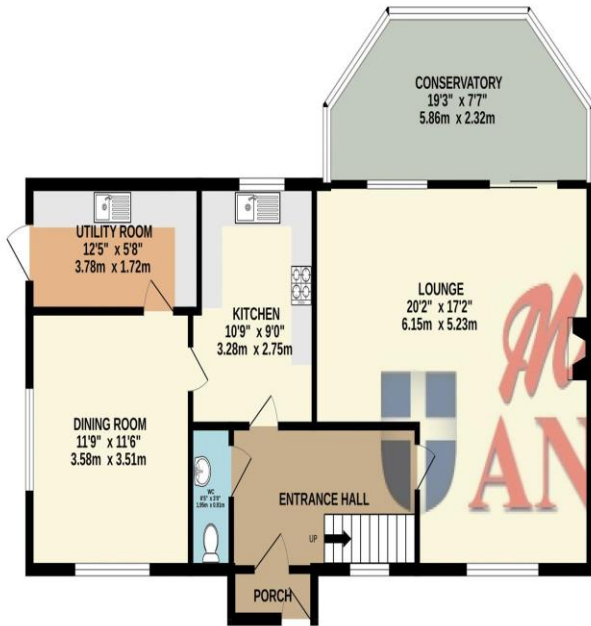
Patio area, shed to remain, courtesy door to garage, greenhouse to remain, spotlights, fully enclosed by timber fence panelling.

### **REAR GARDEN**

Lawn area, two patio areas, flower and shrub borders, side gated access, outside tap, all enclosed by timber fence panelling.

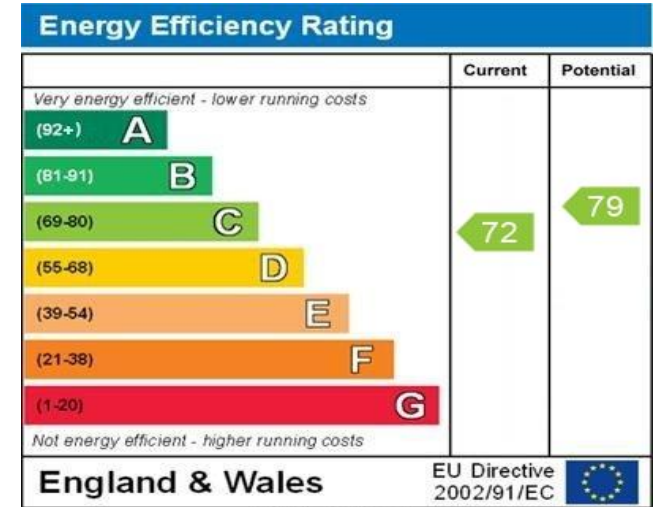
GROUND FLOOR  
841 sq.ft. (78.1 sq.m.) approx.

1ST FLOOR  
703 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA: 1544 sq.ft. (143.5 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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