



- Detached House
- Spacious Lounge & Orangery
- En suite and Bathroom
- Council Tax Band G / Awaiting EPC

- Superb Location
- Kitchen / Dining Room
- Study

- 4 Bedrooms
- Utility Room & Cloaks WC
- Twin Garage

A very well presented 4 bedroom detached family house, with lovely gardens and situated on a corner plot just a short walk to the Darras Hall shops and school. The welcoming Reception Hall has stairs to first floor landing, wood flooring, cloaks storage cupboard and double doors to the Lounge. A light and bright room with triple aspects, gas fire with attractive marble fire surround and double doors to the west facing orangery, with polished porcelain floor tiles and door to the garden. From the Hall door, double doors to the Dining room which opens to a superbly fitted Kitchen with a good range of base and wall units, sink unit, range oven with gas hob, extractor hood and integral dishwasher. The spacious utility room is fitted with a range of units with space and plumbing for washer and dryer and a door to the garden. There is a cloakroom fitted with a WC and wash basin.



A good sized study with window to front and a door to the garage with twin electric roller access doors and gas central heating boiler. From the Hall, Stairs lead to the First Floor Landing. Bedroom 1 has a good range of fitted bedroom furniture and an En Suite Shower room fitted with a WC with concealed cistern, vanity unit with wash basin, walk-in shower enclosure with mains shower unit and an illuminated wall mirror. Bedroom 2 also a double has windows to front and side. Bedroom 3 is a double to the rear and Bedroom 4, currently a study is situated to the front. The modern and stylish main Bathroom features a bath with shower and shower screen, low level WC, wall mounted wash basin and bidet. Externally, the house is approached via a gated entrance to impressive sized, block paved drive with lawns to either side. The landscaped gardens benefit from an establish hedge to the boundary, planted borders, flower beds, paved terrace and a raised decking area.



**Reception Hall 7'5" x 18'1" (2.277 x 5.516)**

**Lounge 21'11" x 12'0" (6.688 x 3.663)**

**Orangery 8'1" x 12'2" (2.484 x 3.715)**

**Kitchen/Dining Room 24'9" x 11'11" (7.548 x 3.633)**

**Utility 13'5" x 7'5" (4.110 x 2.276)**

**Cloaks WC**

**Study 8'11" x 9'7" (2.735 x 2.942)**

**First floor**

**Bedroom 1 12'10" x 11'11" (3.935 x 3.634)**

**En suite Shower Room 8'6" x 4'11" (2.605 x 1.512)**

**Bedroom 2 13'0" x 12'1" (3.976 x 3.690)**

**Bedroom 3 9'6" x 13'0" (2.909 x 3.976)**

**Bedroom 4 7'4" x 8'9" (2.246 x 2.689)**

**Bathroom 8'5" x 6'4" (2.576 x 1.930)**

**Garage w17'9" x 23'2"d (5.461 x 7.071)**





Energy Performance: Current C Potential C

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:



These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.