



- Modern Build
- Integrated Kitchen
- Two En suite Shower Rooms
- Council Tax Band G / EPC C

- Well Presented
- 3 Reception Rooms
- Bathroom & Cloaks WC

- South Facing Rear Garden
- 4 Double Bedrooms
- Electric Gate and Garages

A fabulous opportunity to purchase a 4 bedroom detached family home, in an excellent location on Darras Road. Constructed in 2005 to a high standard this wonderful property features, oak internal doors, granite worktops and a south facing rear garden. The spacious Reception Hall with stairs to first floor and a Cloakroom/WC. The focal points of the 21ft. Lounge are the real flame gas fire and double doors to the rear garden. A good sized formal Dining Room has bay window to the front. The Family room open to the garden room with double doors to the rear patio. The magnificent Breakfasting Kitchen is fitted with a range of wall and base units with sink unit set into granite worktops, two electric ovens, gas hob with extractor over, integral washer and dishwasher and door to the rear garden. From the kitchen door to the integral Garages with two electric doors, central heating boiler and door to the side. Stairs lead from the reception hall to the First Floor Landing with Sitting or Study area. Bedroom 1 is to the rear and has fitted wardrobes and an En Suite Shower/WC. Bedroom 2 is also to the rear and has fitted wardrobes and a En suite Shower/WC. Bedroom 3 is to the front and has fitted wardrobes. Bedroom 4 is to the front and has a range of fitted study/bedroom furniture. The modern family Bathroom/WC is fitted with a low level wc, wash basin, bath with tiled surround and walk in shower enclosure.

Externally, to the Front there is an electric sliding entrance gate opening to a spacious drive with trees and shrubs to the center. The generous South facing Rear Garden is landscaped with large patio area, lawn and well stocked borders.

#### Entrance Hall

#### Cloaks WC

Living Room 21 x 10'8 (6.40m x 3.25m)

Dining Room 14'8 x 13'1 (4.47m x 3.99m)

Garden/Family Room 21'7 x 11'11 (6.58m x 3.63m)

Kitchen/Breakfast Room 16'1 x 18'2 (4.90m x 5.54m)

#### First Floor

Bedroom 1 14'6 x 12'10 (4.42m x 3.91m)

#### En Suite Shower Room

Bedroom 2 13 x 12'6 (3.96m x 3.81m)

Bedroom 3 18'2 x 12'5 (5.54m x 3.78m)

#### En suite Shower Room

Bedroom 4 or Study 17'7 x 16'11 (5.36m x 5.16m)

Garage 17'10 x 16'11 (5.44m x 5.16m)





Energy Performance: Current C Potential B

Council Tax Band: G

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.