



Good Choice Property Sales are proud to offer for sale this well presented, detached, family home situated in a quiet position in popular Wakes Meadow, near to schools, parks and major road links.

Accommodation includes an entrance hall, WC, lounge diner, kitchen, bedroom 5 (or home office) and conservatory. To the first floor are four bedrooms with an en-suite and family bathroom. Outside are landscaped rear gardens with off road parking for two/three cars to the front. Includes double glazing, gas radiator heating and solar panels. (B/127m2/M)

Key Features:

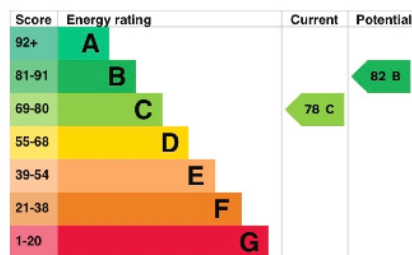
- DETACHED FAMILY HOME
- LOUNGE DINER
- CONSERVATORY
- WC
- FOUR/FIVE BEDROOMS
- BEDROOM FIVE OR HOME OFFICE (On The Ground Floor)
- LANDSCAPED REAR GARDEN
- OFF ROAD PARKING FOR TWO - THREE CARS
- NEAR TO SCHOOLS, PARKS AND MAJOR ROAD LINKS
- SOLAR PANELS & EV CHARGING POINT
- COUNCIL TAX BAND D
- EPC RATING C



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For more property information please see the 'Property Description' page on the Rightmove advert.



The graph shows this property's current and potential energy rating.

Entrance Hall

Wood laminate flooring, composite front door, stairs to the first floor and doors to:

Lounge Diner

Lounge Area 3.93m x 4.88m (12'11 x 16')

Carpet, open fire with decorative fireplace, double glazed sliding doors to the conservatory and cable TV point.

Dining Area 3.71m x 2.52m (12'2 x 8'3)

Luxury vinyl tiled flooring, radiator, double glazed window to the rear and door to the kitchen.

Conservatory

2.22m x 3.22m (7'3 x 10'7)

Brick base, wood laminate flooring, double glazed widows to three sides, French doors to the rear and radiator.

Kitchen

5.22m x 2.52m (17'2 x 8'3)

Luxury vinyl tiled flooring, base and wall units, worktops, one and a half stainless steel sink and drainer, tiled splash back, breakfast bar, extractor, space for a range cooker (gas/electric), dishwasher, fridge freezer and washing machine, double glazed window and door to the side and radiator.

WC

1.96m x 0.84m (6'5 x 2'9)

Wood laminate flooring, radiator, dual flush wc, pedestal hand basin, tiling to water sensitive areas and double glazed window to the front.

Home Office or Bedroom 5

5.18m max x 2.43m (17' x 8')

Wood laminate flooring, radiator, double glazed window to the front, double glazed door to the side, cupboard and mounted wash basin with storage under.

First Floor Landing

Carpet, double glazed window to the side, loft access (light/part boarded), radiator, cupboard and doors to:

Bathroom

2.17m x 2.07m (7'1 x 6'9)

Tiled flooring and walls, dual flush WC, bath with shower over, mounted wash basin with storage under, double glazed window to the front and radiator.

Bedroom 1

3.07m x 4.07m (10'1 x 13'4)

Carpet, double glazed window to the rear, radiator and door to the en-suite.

En-Suite

1.66m x 2.22m (5'5 x 7'3)

Luxury vinyl tiled flooring, shower cubicle, pedestal wash basin, tiling to water sensitive areas, wc, radiator and double glazed window to the side.

Bedroom 2

3.09m x 3.38m (10'2 x 11'1)

Carpet, double glazed window to the rear and radiator.

Bedroom 3

2.33m x 2.83m (7'8 x 9'3)

Carpet, radiator and double glazed window to the front.

Bedroom 4

2.2m x 2.43m (7'3 x 8')

Carpet, radiator and double glazed window to the front.

Rear Garden

Fence enclosed, lawn with large patio & decked seating areas, trees, shrubs, borders, log store, shed, tap and light.

Front Garden

Off road parking for two/three cars, EV charging point and gated access to the rear garden.

Agent's Notes

The property benefits from solar panels generating electricity to the property (these are not owned by the seller)

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Disclaimer: These property details were prepared in accordance with Consumer Protection Regulations and approved by the sellers. For further property info regarding restrictions/rights of way/easements/covenants please see the property description on the Rightmove listing. Measurements are to be used as a guide only and are not guaranteed to be 100% accurate. The agent may refer Conveyancing providers (Key Conveyancing) for which they receive a referral fee of £200 per transaction. The agent may also refer mortgage advice for which they receive a commission of 25% of the broker's fee.