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# Summary

\*\* IMPRESSIVE CORNER POSITIONED FAMILY SIZED DETACHED RESIDENCE \*\* OVERLOOKING KING GEORGE V PLAYING FIELDS \*\* FOUR GOOD SIZED BEDROOMS \*\* EXTENDED , ALTERED AND IMPROVED TO A HIGH STANDARD \*\* DESIRABLE AND QUIET CUL - DE - SAC LOCATION \*\* EXCELLENT LINKS TO AMENITIES, SCHOOLS AND SHOPS \*\* LANDSCAPED REAR GARDEN \*\* SPACIOUS MAIN LIVING ROOM \*\* SITTING/FAMILY ROOM \*\* STUDY/PLAYROOM \*\* GUEST WC \*\* GARAGE AND DRIVEWAY PARING TO REAR \*\*

Webbs Estate Agents are pleased to bring to the market this impressive detached home set on a corner plot having been altered and improved to a high standard creating spacious, light and modern living accommodation throughout whilst occupying a nice position in a quiet cul - de - sac overlooking King George V playing fields.. In brief consisting of a reception hallway, guest cloakroom/WC, living room, family sitting room, study/playroom, impressive open plan breakfast kitchen, utility room, to the first floor we have a superb master bedroom with modern en-suite and dressing room, there is a garage and driveway parking to the rear along with an enclosed rear garden. DON'T MISS OUT ON THIS PROPERTY, For a viewing contact the branch on 01922 663399.

# Key Features

- IMPRESSIVE MODERN DETACHED OVERLOOKING KING GEORGE V PLAYING PARK
- FOUR GOOD SIZED BEDROOMS(MASTER WITH DRESSING AREA AND BALCONY)
- THREE RECEPTION ROOMS
- DRIVEWAY PARKING AND GARAGE TO REAR
- GREAT ACCESS TO LOCAL SCHOOLS , AMENTIES AND SHOPS
- EXTENDED AND IMPROVED TO A HIGH STANDARD THROUGHOUT
- MODERN BATHROOM, EN SUITE AND GUEST WC
- SUPERB BREAKFAST KITCHEN AND UTILITY ROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- ENCLOSED REAR GARDEN

# Rooms and Dimensions

## Reception hallway

## Guest cloaks/WC

## Study/playroom

10'9" x 9'2" (3.28m x 2.81)

## Living room

10'0" x 15'8" (3.07m x 4.80m)

## Breakfast kitchen

16'4" x 14'0" (4.98m x 4.29m)

## Family sitting/entertainment room

13'5" max 9'6" min x 16'3" (4.11m max 2.92m min x 4.96m)

## Utility room

8'4" x 6'5" (2.56m x 1.97m)

## First floor landing

## Master bedroom with balcony

15'5" ma x 12'11" min x 8'9" (4.71m ma x 3.96m min x 2.69m)

## En suite

## Dressing area

6'7" x 4'3" (2.02m x 1.32m)

## Bedroom two

15'10" x 9'4" (4.83m x 2.86m)

## Bedroom three

9'6" x 9'3" (2.90m x 2.83m)

## Bedroom four

10'10" x 6'4" (3.32m x 1.95m)

## Family bathroom

6'9" x 6'10" (2.06m x 2.09m)

## Driveway parking and garage to rear

## Enclosed landscaped garden

## COAL MINING

## CONNECTIVITY:

## PARKING

## PROPERTY TYPE & CONSTRUCTION

## ROOMS

## UTILITIES

## Identification Checks

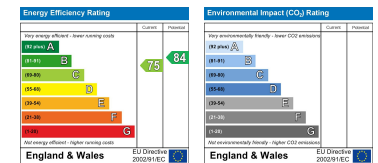








Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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