



## 5 Summerfields

This four bedroom family home enjoys extensive and beautifully maintained gardens to the rear and is nicely tucked away at the end of a cul-de-sac, yet still conveniently positioned for the amenities of the village.

In brief the ground floor comprises entrance hall with cloakroom, lounge, dining room, kitchen and utility. There is also a useful store room which leads through to the integral double garage, completing the ground floor. There are four double bedrooms, an en-suite to the master bedroom and a bathroom serving the first floor.

Inevitably though as spacious as the accommodation is, it will be the stunning garden and unusually generous corner plot which will attract many of our viewers. The rear garden combines secluded patio areas, beautiful landscaped lawns and established trees and shrubs to great effect, perfect for entertaining in the summer months, larger families or viewers with pets to consider.

- Spacious Four Bedroom Family Home
- Beautifully Presented Extensive Gardens
- Generous Parking & Integral Double Garage
- Cul-de-Sac Location Convenient For Schools and Amenities
- Lounge, Dining Room, Utility & Cloakroom
- Four Double Bedrooms, En-suite & Bathroom
- Tenure: Freehold. Electric Heating. Council Tax 'D'. EPC 'D 61'







**Entrance** via a canopy porch and wooden door into the **Entrance Hall** - Having stairs to the first floor, built-in wardrobe with hanging space, electric storage heater and doors arranged off to:

**Cloakroom** – With obscured window to the front aspect, close-coupled WC, and vanity basin with mixer tap and cupboard below. Electric storage heater.

**Lounge 6.43m x 3.64m** – The lounge enjoys a double aspect with French doors leading out to the rear gardens and uPVC window overlooking the front. Two wall lights, two electric storage heaters and feature fireplace.

**Dining Room 3.32m x 2.98m** – With uPVC window to the side and open access connecting to the kitchen.

**Kitchen 3.31m x 3.02m** - The kitchen overlooks the extensive rear garden and comprises a range of fitted cupboard and drawer units to both base and eye level, all complimented with work surfaces over and with an inset one-and-a-half bowl sink/drainers with mixer tap. The kitchen also features an integral four ring hob with extractor canopy over and oven below, tiling as appropriate, storage heater and space for fridge. A further door gives access to the:

**Utility 2.24m x 1.93m** – uPVC external door to the garden, fitted cupboard, spaces for washing machine and freezer with work surfaces over and a stainless steel sink/drainers.

**First Floor Landing** – Having loft access, airing cupboard and doors arranged off to:

**Bathroom** – The bathroom comprises a white suite of bath with Victorian style mixer and shower attached, pedestal hand basin and close-coupled WC. Tiled walls, heated towel rail and Dimplex heater.

**Master Bedroom 3.75 x 2.89m** – The master bedroom has uPVC window to the front, storage heater and door to the en-suite shower room.

**En-suite:** With tiling to waist height, tiled corner shower enclosure with Mira shower, pedestal hand basin with mixer tap and close-coupled WC. Dimplex heater.

**Bedroom Two 3.33m x 3.02m** – Also a generous double, bedroom two has uPVC window overlooking the lovely rear garden.

**Bedroom Three 3.62m x 2.58m** – Bedrooms three and four are also double bedrooms with bedroom three having uPVC window to the rear. Storage heater.

**Bedroom Four 2.97m x 2.45m** - Bedroom four enjoys a double aspect with uPVC windows overlooking the front and side. Wall-mounted heater.

## Outside

The property is approached over an extensive double-width driveway with ample parking for several vehicles. The driveway leads to the:

**Integral Garage 5.89m x 2.73m + (4.09m x 3.10m)** – Having two up/over doors, uPVC door to the rear, power and lighting.

As can be seen from the photo's the rear gardens are a particular highlight being beautifully presented and combining substantial patio seating areas with an extensive lawn, interspersed with mature trees and a variety of plants, shrubs and flowers.









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