



# No.14

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Situated within a sought after location close to popular local schools, this extended modern four bedroom family home is now offered with no onward chain. Upgraded and modernised by the current owners, the property is spacious and yet low maintenance in design, making it ideal for a family.

Benefitting from a modern kitchen and large master bedroom with en-suite, it has also had all windows replaced as well as a new roof within recent years. The original garage has been converted into a lovely dining room off the kitchen, and a new garage / workshop has been added to the side of the property which will be great for a self-employed buyer needing the additional storage space.

The rear garden is totally enclosed, and again, with the addition of the artificial lawn, now provides an attractive outdoor space which has a patio, covered fishpond and an outdoor bar with hardly any maintenance at all.

- EPC - 'C'
- Council Tax Band - C
- Freehold
- Heating - Mains Gas
- Drainage - Mains





A part glazed uPVC front door opens through into the **Entrance Porch** - Which has wood-grain effect tiled flooring, shelving and door through to the:

**Lounge 4.9m x 7.7m (16' 1" x 25' 3")** - Having a continuation of the wood grain effect tiled floor, uPVC bay window to the front aspect and a staircase rising to the first floor accommodation. The lounge is L-shaped to include a **Dining Area** that also has a radiator and uPVC French doors to the rear garden. A built in media wall on the chimney breast has space for a flatscreen TV and sound bar as well as a contemporary style integrated electric fire and display shelving.

**Kitchen 2.9m x 5.0m (9' 6" x 16' 5") Maximum** - Has a continuation of the wood grain effect tiled flooring, part glazed door to the side aspect and two uPVC windows to the rear aspect. This modern kitchen comprises a range of solid oak work surfaces with handleless drawer and cupboard units at both base and eye level. Integrated appliances include a gas hob and electric fan oven with extractor fan over. There is space and plumbing for a dishwasher and ample space for an American style fridge freezer. The gas fired central heating boiler is housed within a cupboard and a single drainer ceramic sink has a mixer tap over. Open access through to the:





**Dining Room 2.6m x 4.8m (8' 6" x 15' 9")** - Having a continuation of the flooring from the kitchen and a laundry cupboard housing space and plumbing for washing machine and tumble dryer. There is a uPVC window to the front aspect, radiator, LED spotlights to the ceiling and a pendant light fitting over the dining table.

The first floor landing – Has loft access and doors arranged off to:

**Bedroom One 2.7m x 5.9m (8' 10" x 19' 4")** - Has a uPVC window to the front aspect with fitted blinds, LED spotlights to the ceiling, radiator and door through to the:

**En-Suite Shower Room 2.3m x 1.9m (7' 7" x 6' 3")** - Which has a uPVC window to the rear aspect walk-in double shower with overhead rain fitting and hand-held hose as well as recessed niche's for bathroom products. An oval wash basin with mixer tap over has several drawers beneath and there is a low flush WC and towel rail.

**Bedroom Two 3.4m x 3.0m (11' 2" x 9' 10") Maximum** - Has a uPVC window to the rear aspect and a radiator.

**Bedroom Three 3.0m x 3.0m (9' 10" x 9' 10")** - Has a uPVC window to the front aspect with fitted blind and a radiator.

**Bedroom Four 2.0m x 3.2m (6' 7" x 10' 6")** - Has a uPVC window to the front aspect with fitted blind and a radiator.

**Family Bathroom 2.1m x 1.5m (6' 11" x 4' 11")** - Comprises a modern three-piece white suite of pedestal wash hand basin and low flush WC with panel bath having shower and screen over. The bathroom is fully tiled with a uPVC window to the rear aspect and a towel rail.

To the front of the property a partially block paved driveway provides off-road car parking and extends to the side of the property where a gate provides access to the rear garden. A large **Garage/Workshop measures 5.9 m x 2.9 m (19'4 x 9'6)** - Has an up and over door, light and power and has been insulated and includes its own electrical feed and fuse box as well as an alarm system.

The rear garden is totally enclosed by fencing and has been landscaped to be low maintenance in design with an artificial lawn. The garden also includes an illuminated fish pond set within a covered area, which has a shed attached with lights and power. The garden also benefits from a garden toilet with light and a wash basin and a covered outdoor bar area enabling you to make the most of the outdoor space when the weather allows.





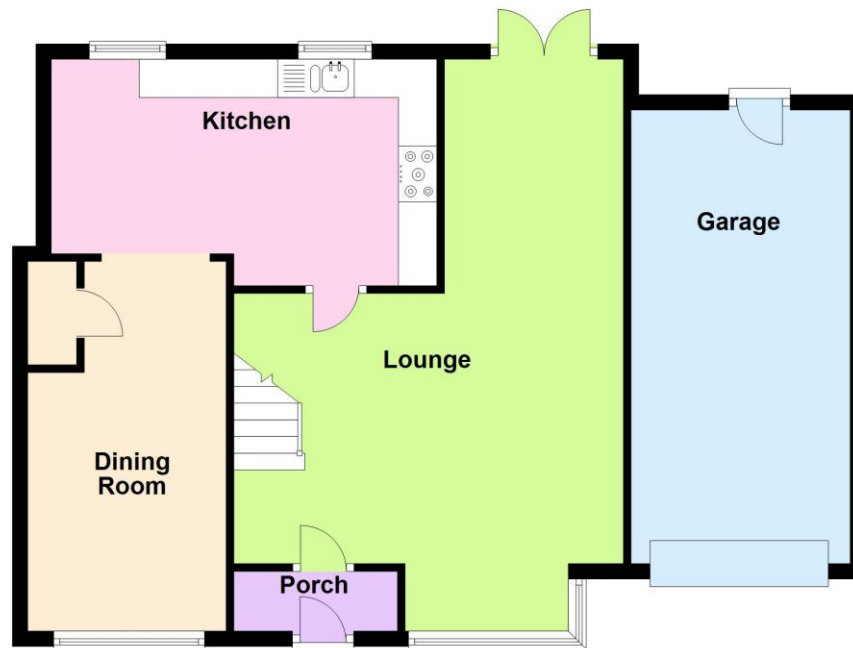






### Ground Floor

Approx. 74.1 sq. metres (798.1 sq. feet)



### First Floor

Approx. 55.9 sq. metres (602.0 sq. feet)



Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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