



Property Description

Wright & Wright are pleased to be able to offer for sale this great family home, with extensions providing flexible accommodation within a pleasant and well-regarded estate cul-de-sac. uPVC double glazing and gas central heating. Entrance hall, cloakroom, lounge, dining room, refitted 2020 kitchen, conservatory, study & utility. Four bedrooms and refitted bathroom to first floor. Single garage, off-road parking and mature gardens front and rear. Viewing recommended.



Entrance Hall

having ceiling and wall light points, coving to ceiling and dado rail, single panelled radiator, staircase to first floor with storage.

Cloakroom

having uPVC double glazed opaque window to front aspect, ceiling light point, coving to ceiling, two piece suite comprising low level flush wc and wash hand basin.

Lounge 4.97m x 3.62m (16' 4" x 11' 11")

having uPVC double glazed window to front aspect, ceiling light point and three wall light points, coving to ceiling, single panelled radiator, gas fire with marble hearth and contemporary surround.

Dining Room 3.50m x 2.87m (11' 6" x 9' 5")

having ceiling light point, coving to ceiling, dado rail, single panelled radiator, patio doors to...

Conservatory 3.37m x 3.10m (11' 1" x 10' 2")

having uPVC double glazing and brick construction, ceiling light point, laminate wood flooring, French door to garden.

Refitted 2020 Kitchen 4.53m x 3.08m (14' 10" x 10' 1")

having uPVC double glazed window to rear aspect, ten ceiling spot lights, radiator, range of matching wall and base units with work surfaces over, 1 1/4 bowl drainer sink unit with mixer taps, integrated dishwasher, built in oven and grill, 5 ring gas hob with extractor over.

Study 2.70m x 2.50m (8' 10" x 8' 2")

having uPVC double glazed window to side and single glazed party window to Utility, ceiling light point, single panelled radiator, laminate wood flooring, door to Garage and door to...

Utility Room 2.45m x 2.03m (8' x 6' 8")

having uPVC double glazed window to rear aspect, ceiling light point, tiled flooring, work surface over base unit with single bowl drainer sink unit, vent for dryer and plumbing for automatic washing machine, part glazed door to Garden.

Landing

having uPVC double glazed window to side aspect, ceiling light point, coving to ceiling, loft access via retractable ladder, built in airing cupboard.

Master Bedroom 3.39m x 3.22m (11' 1" x 10' 7")

having uPVC double glazed window to rear aspect, ceiling light point, coving to ceiling, radiator, and range of Sharps fitted bedroom furniture.

Bedroom Two 3.22m x 3.10m (10' 7" x 10' 2")

having uPVC double glazed window to front aspect, ceiling light point, coving to ceiling, radiator, and range of fitted bedroom furniture.

Bedroom Three 2.97m x 2.35m (9' 9" x 7' 9")

having uPVC double glazed window to front aspect, ceiling light point, coving to ceiling, radiator, and range of fitted bedroom furniture.

Bedroom Four 3.04m x 2.10m (10' x 6' 11")

having uPVC double glazed window to rear aspect, ceiling light point, coving to ceiling, radiator, and range of Hammonds fitted bedroom furniture.

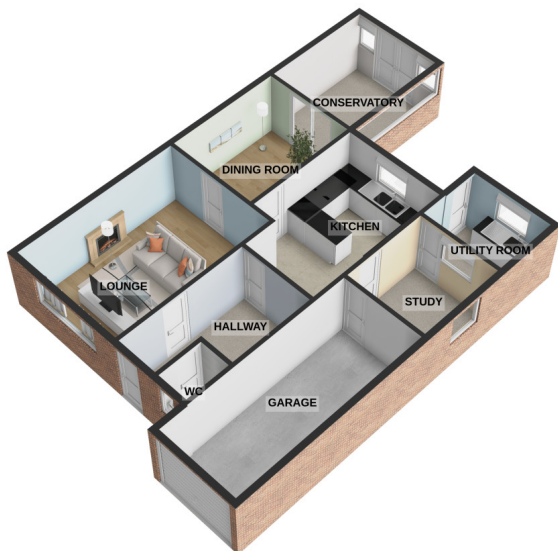
Refitted Fully Tiled Bathroom 2.94m x 1.95m (9' 8" x 6' 5")

having uPVC double glazed window to side aspect, six ceiling spot lights, radiator, four piece comprising low level flush wc, wash hand basin, side panelled bath and shower cubicle.

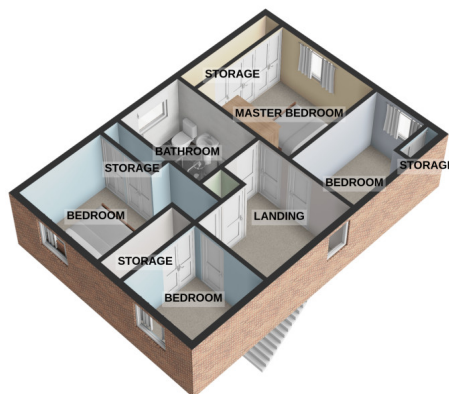
Outside

having drive allowing off road parking and access to single garage with up & over door, light and power. Lawn with herbaceous border to front, gated access via side leads to enclosed mature rear garden with flag stone paving, external light and water supply, greenhouse, timber shed, and well stocked borders.

GROUND FLOOR
930 sq.ft. (86.4 sq.m.) approx.



1ST FLOOR
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 1473 sq.ft. (136.9 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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