



### Property Description

Wright and Wright are delighted to offer for sale this splendid extended and improved modern detached residence in a highly sought after location with great transport and local links. Double glazing, gas central heating and alarm. Entrance hall, cloakroom/wc, lounge, dining room, refitted breakfast kitchen, utility, study/office and large conservatory. Four good bedrooms, master with shower en-suite, refitted family bathroom. Garage and ample off road parking to front. Large gardens to rear. Viewing recommended and no chain.







**Entrance Hall**

having double glazed window to front, ceiling light point, coving to ceiling, radiator and staircase to first floor.

**Cloakroom/WC**

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

**Lounge** 5.46m x 3.46m (17' 11" x 11' 4")

having double glazed window to front aspect, ceiling light point, two wall light points, radiator, television aerial point, brick fireplace with tiled hearth and log burner.

**Dining Room** 3.40m x 2.90m (11' 2" x 9' 6")

having ceiling light point, radiator, patio doors to Conservatory, and door to Kitchen and....

**Study/Office** 3.87m x 2.22m (12' 8" x 7' 3")

having uPVC double glazed window to rear, ceiling light point, wood effect flooring and radiator.

**Conservatory** 6.56m x 3.20m (21' 6" x 10' 6")

having part brick and glazed construction with solid roof, wood flooring, wall light point, two skylights and French doors to Garden.

**Refitted Breakfast Kitchen** 4.93m x 3.72m (16' 2" x 12' 2")

having uPVC double glazed window to rear aspect, six ceiling spot lights, radiator, range of matching wall and base units with natural stone kitchen worktops over, single bowl drainer sink with mixer taps, integrated dishwasher, fridge and freezer, oven, grill & microwave along with electric hob and extractor over. Part glazed door to side and access to....

**Utility** 1.91m x 1.71m (6' 3" x 5' 7")

having uPVC double glazed window to side aspect, ceiling light point, wall mounted central heating boiler, work surface with appliance space under including plumbing for automatic washing machine.

**First Floor Landing**

having double glazed window to front aspect, two ceiling light points, loft access and radiator.

**Master Bedroom** 4.75m x 3.82m (15' 7" x 12' 6")

having double glazed windows to front and rear aspects, ceiling light point, radiator, built in bedroom furniture and access to...

**Shower En-Suite**

having ceiling light point, wall light point, two piece suite comprising wash hand basin and shower cubicle.

**Bedroom Two** 5.87m x 3.44m (19' 3" x 11' 3")

having uPVC double glazed window to rear aspect, ceiling light point, radiator, range of matching built in bedroom furniture.

**Bedroom Three** 3.58m x 2.35m (11' 9" x 7' 9")

having uPVC double glazed window to rear aspect, ceiling light point, radiator, and built in furniture.

**Bedroom Four** 3.45m x 2.73m (11' 4" x 8' 11")

having double glazed window to front aspect, ceiling light point, three spot lights, radiator and double cupboard.

**Refitted Family Bathroom**

having uPVC double glazed window to side aspect, seven spot lights, heated towel rail, four piece suite comprising low level flush wc, wash hand basin, side panelled bath and shower cubicle.

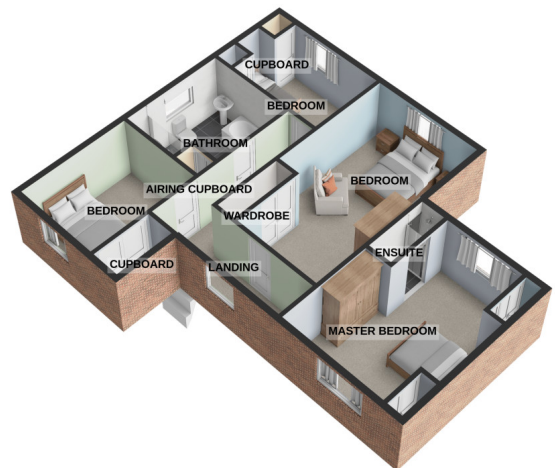
**Outside**

having large sweeping block paved driveway allowing ample off road parking, small crescent flower beds. Access to garage with electric up & over door, light, power and internal water supply. Gated access to side with external water tap, leads to large fully enclosed garden with paved patio, lawn, borders and fish pond.

GROUND FLOOR  
1231 sq.ft. (114.3 sq.m.) approx.



1ST FLOOR  
828 sq.ft. (76.9 sq.m.) approx.



TOTAL FLOOR AREA : 2059 sq.ft. (191.3 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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