



## Property Description

Wright & Wright are pleased to offer this fabulous executive modern detached property within gated private cul-de-sac location. Double glazing, gas central heating. Reception hall, cloakroom/WC, lounge, luxury kitchen with central island, utility room, spacious dining room. Four good size bedrooms, master with en-suite, guest with dressing area and en-suite. Off road parking for two vehicles and double garage. Low maintenance gardens. Viewing highly recommended.



**Entrance Hall**

having ceiling light point, radiator, staircase to first floor with storage under.

**Cloakroom/WC** 2.06m x 1.62m (6' 9" x 5' 4")

having four ceiling spot lights, radiator, two piece suite comprising low level flush wc and wash hand basin.

**Through Lounge** 5.71m x 4.20m (18' 9" x 13' 9")

having uPVC double glazed windows to side and bay window to front, two ceiling light points, coving to ceiling, two radiators, gas fire with surround. French doors to rear garden.

**Dining Area** 4.65m x 3.79m (15' 3" x 12' 5")

having eleven ceiling spot lights, two radiators, coving to ceiling and two French doors to rear aspect.

**Luxury Kitchen** 4.18m x 3.97m (13' 9" x 13' )

having uPVC double glazed window to front aspect, ceiling lighting both fixed and spot lighted, radiator, range of luxury wall and base units with stone work surfaces, central island breakfast bar, integrated appliances, oven with hob and extractor over, single sink unit with mixer taps.

**Utility Room** 2.48m x 1.59m (8' 2" x 5' 3")

having ceiling light point, radiator, range of wall and base units with work surfaces over, single bowl drainer sink, plumbing for automatic washing machine and space for dryer.

**First Floor Landing**

have uPVC double glazed window to front, ceiling light point, storage cupboards, loft access with retracable ladder, doors radiating off.

**Master Bedroom** 5.76m x 3.53m (18' 11" x 11' 7")

having uPVC double glazed windows to front and rear aspects, ceiling light point, coving to ceiling, two radiators, two double wardrobes.

**En-Suite** 1.82m x 1.80m (6' x 5' 11")

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

**Bedroom Two** 3.80m x 3.08m (12' 6" x 10' 1")

having uPVC double glazed window to rear aspect, ceiling light point, coving to ceiling, radiator and dressing area with wardrobes.

**Bedroom Two En-Suite**

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

**Bedroom Three** 4.14m x 3.13m (13' 7" x 10' 3")

having uPVC double glazed window to front aspect, ceiling light point, radiator and double wardrobe.

**Bedroom Four** 3.41m x 2.52m (11' 2" x 8' 3") *plus door recess*

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

**Bathroom**

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

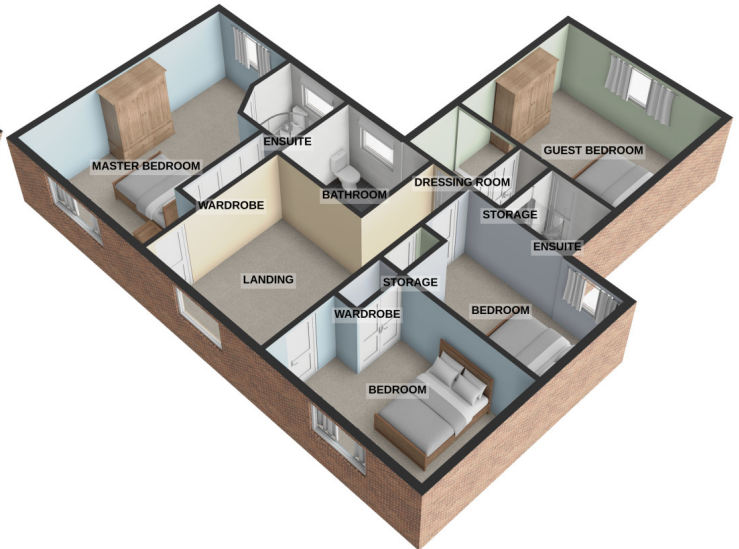
**Outside**

having off road parking for two vehicles and access to double garage with two up & over doors, light and power. Gated access to rear enclosed garden which is mainly paved with flagstone slabs and stone borders, raised mature flower beds and light tree screening.

GROUND FLOOR  
1043 sq.ft. (96.9 sq.m.) approx.



1ST FLOOR  
970 sq.ft. (90.1 sq.m.) approx.



TOTAL FLOOR AREA : 2013 sq.ft. (187.0 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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