



Property Description

Discover the perfect extended family home with this beautifully maintained four-bedroom detached property, currently configured as a three-bedroom residence with a guest dressing room. Featuring uPVC double glazing and gas central heating, this home boasts a majority of the ground floor adorned with durable Amtico flooring. The thoughtfully designed layout includes an inviting entrance hall, a spacious lounge, a living dining kitchen, a utility room, and a convenient cloakroom/wc. Enjoy three generous double bedrooms, a versatile dressing room (formerly bedroom four), and an expansive bathroom. The property also offers a lovely rear garden, off-road parking, and a garage, making it an ideal choice for modern living. Viewing is highly recommended to fully appreciate this exceptional home.



Entrance Porch

having uPVC double glazed window to front aspect, ceiling light point, single panelled radiator, Amtico flooring, and double storage cupboard. Door to...

Spacious Lounge 4.34m x 4.12m (14' 3" x 13' 6") plus bay area

having uPVC double glazed window to front aspect, ceiling light point and six ceiling spot lights, television aerial point, double upright radiator, thermostat, stairs to first floor. Door to...

Open Plan Living Dining Room

Dining Area with ceiling light point and two spot lights, Amtico flooring, uPVC double glazed French doors to rear. Kitchen Area with refitted kitchen units with work surfaces over, full height integrated fridge, microwave, dishwasher, built in oven, electric induction hob and hood, enamel period style sink with mixer taps and drainer.

Utility Area

having ceiling light point, range of full height cupboards and a full height freezer, Amtico flooring, plumbing for automatic washing machine, single panelled radiator, door to garage and door to...

WC/Cloakroom

having ceiling light point, partial tiling to walls, heated towel rail/radiator, Amtico flooring, extractor fan, two piece suite comprising low level flush wc and Belfast style period sink.

First Floor Landing

having ceiling light point, coving to ceiling, loft access via retractable ladder, airing cupboard and doors radiate off.

Master Bedroom 6.37m x 3.11m (20' 11" x 10' 2")

having uPVC double glazed window to rear aspect, two ceiling light points, double panelled radiator, and good range of fitted wardrobes.

Bedroom Two 5.40m x 1.98m (17' 9" x 6' 6")

having uPVC double glazed windows to front and rear aspects, two ceiling light points and single panelled radiator.

Bedroom Three 3.53m x 2.61m (11' 7" x 8' 7")

having uPVC double glazed window to front aspect, ceiling light point, single panelled radiator, built in open storage and access to....

Dressing Room/Bedroom Four 2.66m x 2.43m (8' 9" x 8')

having uPVC double glazed window to front aspect, ceiling light point, open storage unit. (Easily converted back by use of stud walling and new door inset)

Extended Bathroom 5.17m x 2.17m (17' x 7' 1")

having uPVC double glazed opaque window to rear aspect, two ceiling light points, heated towel rail, four piece suite comprising low level flush wc, wash hand basin, side panelled bath with shower attachment and walk in shower cubicle with drying area.

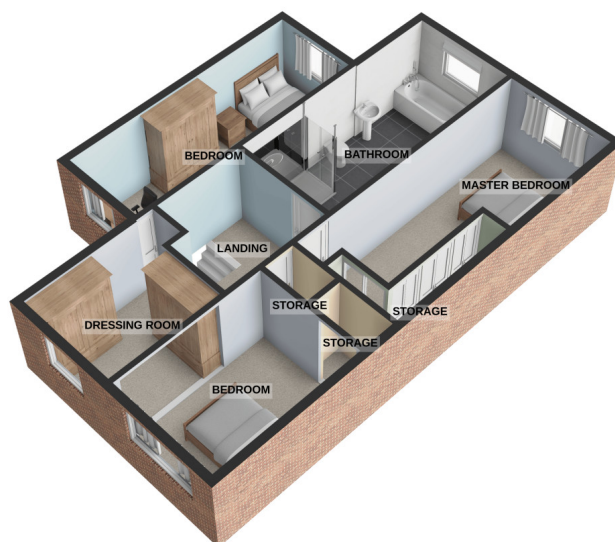
Outside

having tar macadam drive allowing ample off road parking with block paved edging, small front lawn. Garage with two opening doors, 7.34m x 2.04m (24' 1" x 6' 8") having light, power, vent for tumble dryer, central heating boiler, and uPVC part double glazed door to rear garden. Rear garden having flagstone paving and lawn with borders.

GROUND FLOOR
772 sq.ft. (71.8 sq.m.) approx.



1ST FLOOR
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 1465 sq.ft. (136.1 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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