





**** FANTASTIC PLOT ABUTTING
BEAUTIFUL COUNTRYSIDE **** FULLY
MODERNISED & STUNNING CONDITION
THROUGHOUT **** This is a great
opportunity to purchase a well
presented family home in a cul de sac
location. In brief the property offers a
porch through to a hallway, utility room
and a shower room. Guest cloakroom,
lounge, dining room and family room,
re fitted kitchen through to a garden
room with new roof. The first floor offers
four good size bedrooms, one with a
balcony and a re fitted bathroom with
free standing bath. Ample parking to
the front, well maintained garden with
paved and decked patios. A VIEWING
APPOINTMENT IS HIGHLY
RECOMMENDED TO FULLY APPRECIATE
THIS PROPERTY AND ITS PLOT.

 **ABODE**
SALES & LETTINGS

PORCH & HALL

Entrance door into the porch area and open through to the hall with stairs to the first floor, radiator, under stairs storage cupboard.

CLOAKROOM

Low flush wc, vanity sink unit with wash hand basin and storage cupboard, chrome heated towel radiator and upvc double glazed window.

LOUNGE

15'2 x 12'4

Feature wood burning stove, upvc double glazed window to the front, radiator and double doors to the dining room.

DINING ROOM

8'9 x 12'4

Radiator and open through to the family room/sitting.

SITTING ROOM/FAMILY ROOM

11'11 x 11'0

Two sets of Upvc double glazed patio doors onto the garden and a radiator.

KITCHEN

13'10 x 9'3

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer mixer tap. Fitted electric double oven with warming drawer, induction hob with extractor, integrated dishwasher, upvc double glazed window and open through to the garden room.



GARDEN ROOM

13'1 x 7'10

A full new roof has just been fitted with spot lights, new upvc double double glazed windows and doors onto the garden.







UTILITY ROOM

11'2 x 7'9

Re fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit with mixer tap. Plumbing and space for a washing machine, radiator, upvc double glazed window and door to the shower room.

SHOWER ROOM

New suite comprising a shower cubicle, vanity sink unit with wash hand basin and a cupboard under, fitted cupboard and a radiator.

FIRST FLOOR LANDING

Loft access to a boarded loft with light, upvc double glazed window and doors to -

BEDROOM

11'10 x 12'6

Upvc double glazed doors onto the balcony and a radiator.

BALCONY

Perfect seating area overlooking the garden and fields.

BEDROOM

12'4 x 12'7

Upvc double glazed window and radiator.

BEDROOM

8'9 x 7'10

Upvc double glazed window and radiator.

BEDROOM

14'1 x 8'7

Upvc double glazed window and radiator.

BATHROOM

7'8 x 6'4

Re-fitted bathroom suite comprising fitted cupboards and drawers, wash hand basin, free standing bath, low flush wc, radiator and upvc double glazed window.

OUTSIDE

An excellent size plot offering block paved drive and lawn to the front and gated access to then rear garden. The extensive rear garden offers a large lawn, decked and paved patios, bridge over the small brook, rubber trampoline area, duck/chicken pen and stunning views over the countryside.







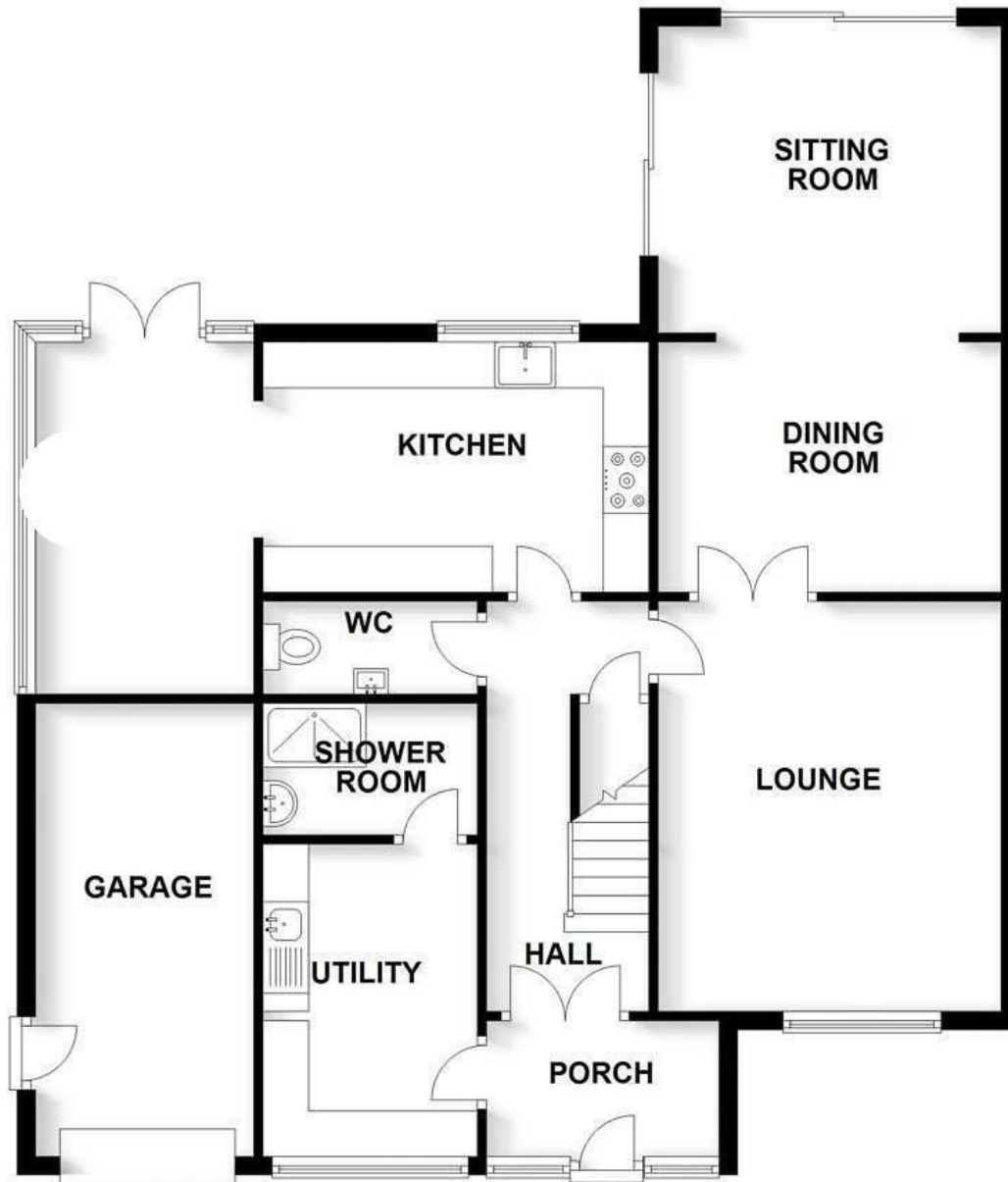






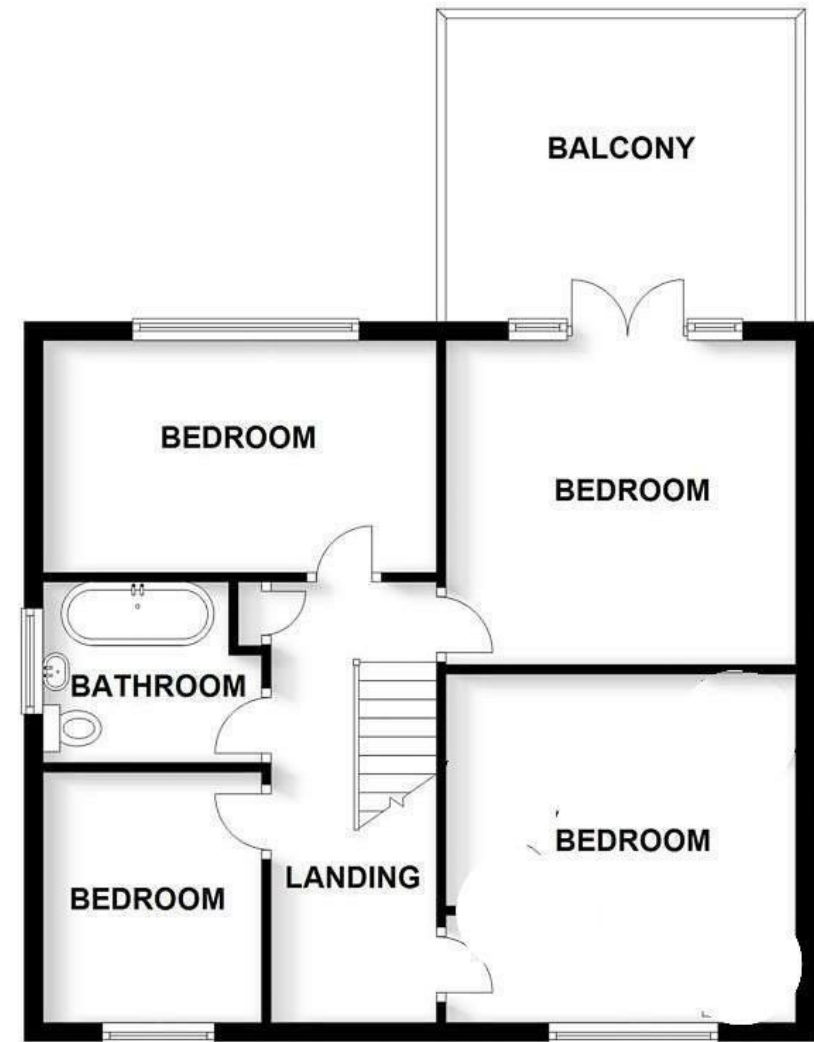
GROUND FLOOR

APPROX. 1103.2 SQ. FEET



FIRST FLOOR

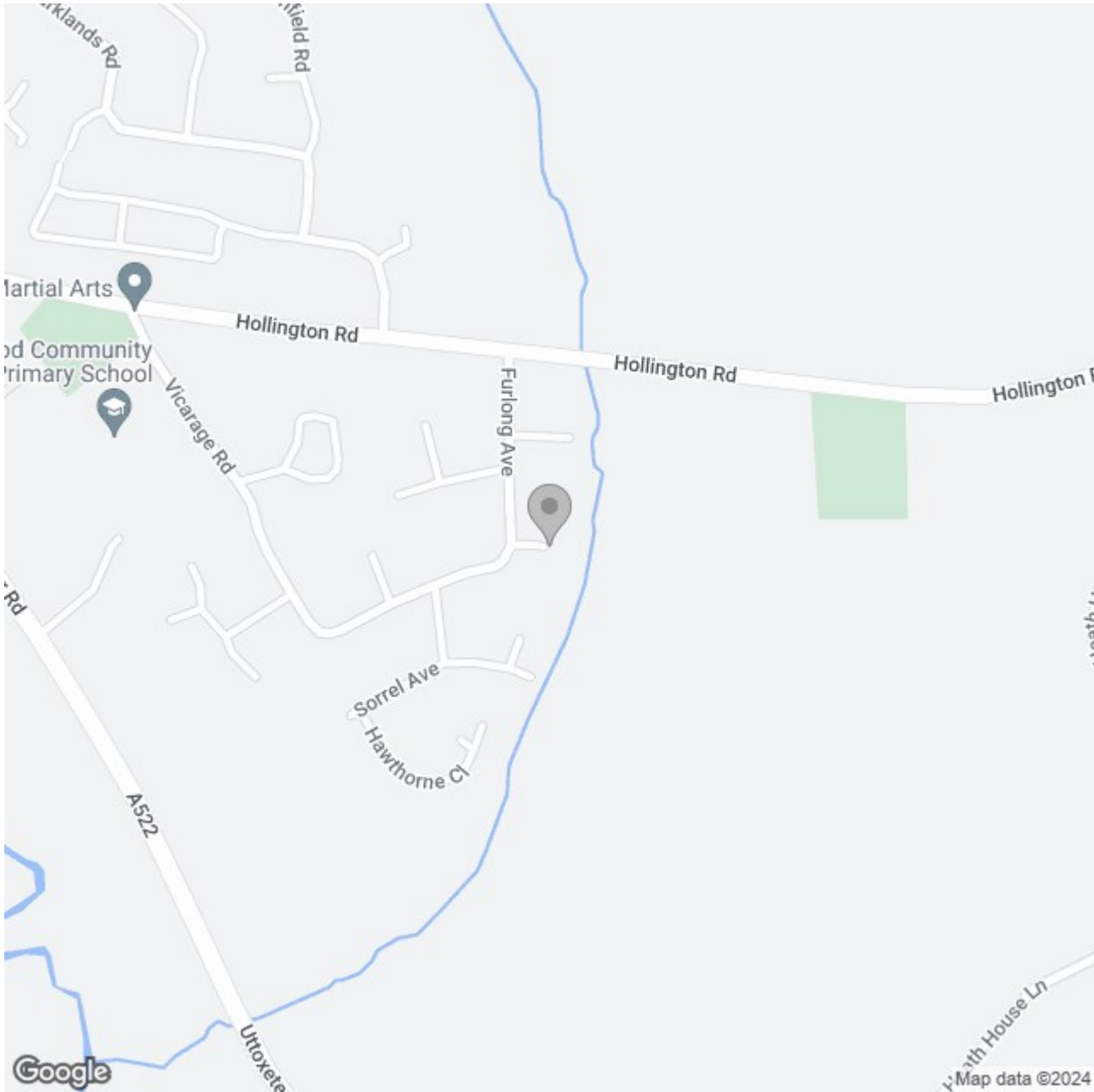
APPROX. 660.0 SQ. FEET



TOTAL AREA: APPROX. 1763.2 SQ. FEET

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	