





A generously sized four bedroom traditional home, situated within a popular residential area having good access to a range of local amenities and transport links. The property benefits from having a generous sized driveway for multiple vehicles, large laid to lawn garden, two reception rooms and four well proportioned bedrooms. Viewing is highly recommended strictly via appointment only.



## Approach

To access the property, there is a long driveway made of stones that is set back from the main road and surrounded by well-maintained trees, ensuring privacy. This driveway can easily accommodate several vehicles. There are two front doors that provide access to the property, one leading to the Entrance Hall and the other to the Utility Room.

## Entrance Hallway

As you enter the spacious entrance area, you will be greeted by carpeted a built-in shoe cupboard located beneath the staircase. The hallway will guide you to the staircase leading to the first-floor landing, as well as to the reception rooms on the right and left sides.

## Living Room

The Living Room spans from the front to the rear of the building. It catches attention with its exposed beams, which add to the traditional character of the home. The room receives ample light through double-glazed windows on both the front and rear elevations.

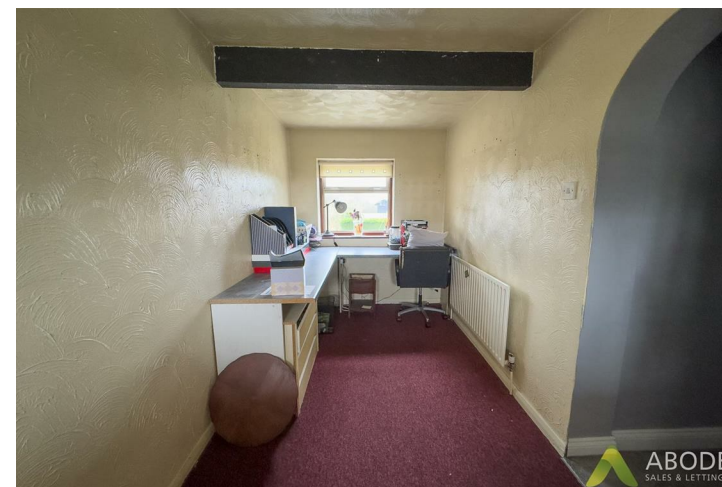
## Dining Area

Similar to the first reception room, the second reception room also features exposed original beams, creating a traditional ambiance. The room is equipped with double-glazed windows on the front side. This room is conveniently connected to the kitchen, offering a seamless flow for families and guests. The open-plan layout allows those preparing food to socialise, and it also brings in natural light to this living space.



## Kitchen

The kitchen is equipped with a selection of wall and base units. It includes work surfaces with a sink and drainer, an integrated gas hob with an extractor, and a separate double electric oven. The kitchen also has space and plumbing for a washing machine in front of a double-glazed window on the rear side. Additionally, there is space for an American-style fridge freezer. The solid wood units in the kitchen maintain the traditional aesthetics of the property, and natural light fills the room through double-glazed patio doors. The tiled floor extends into the





conservatory.

#### Conservatory

The Conservatory is a generous size and currently serves as a dining area. It has double-glazed windows above half brick walls, and the floor is tiled. French doors lead out to the rear gardens. The Conservatory also provides access to the Utility Room.

#### Utility Room

The Utility Room currently houses another fridge freezer, a coat hanger, and storage. However, it is spacious enough to accommodate multiple appliances and can be utilised flexibly to suit your needs. The tiled flooring from the conservatory and kitchen continues into this area. There is a separate front access available through a second front door.

#### First Floor Landing

The landing leads to four bedrooms and the family shower room.

#### Master Bedroom

Impressive in size, the master bedroom spans from the front to the rear of the residence. The room includes built-in over bed storage and has double-glazed windows on both the front and rear sides. Additional features of the master bedroom include a ceiling light with a fan.

#### Family Shower Room

The well-appointed shower room features a walk-in shower with a rainforest showerhead, a vanity wash hand basin and unit, and a low-level flush W.C. The bathroom is enhanced by a double-glazed window on the rear side, which allows plenty of natural light. The walls are fully tiled, and the flooring is vinyl. The room is airy and bright,

with a built-in dressing area that includes storage, a work surface, and a mirror. Additionally, there is a centrally heated chrome towel rail.

#### Bedroom 2

This bedroom offers ample space and has a double-glazed window on the front side. Currently furnished with a double bed, drawers, and a wardrobe, there is still enough room for easy movement.

#### Bedroom 3

Featuring a double-glazed window on the rear side, this room is currently being used for storage.

#### Bedroom 4 / Study

Part of the side extension, this room extends from the front to the rear of the home and has double-glazed windows on both sides. It showcases exposed beams and is currently used as an office, but the space can be flexible to suit your needs.

#### Rear Garden

The rear garden is expansive and offers both large lawned and decorative stoned areas, separated by railway sleeper borders. The mature and well-maintained greenery provides a beautiful backdrop for outdoor relaxation and entertainment. The garden includes two sheds for storage and has rear access to Mellor Road through double gates.

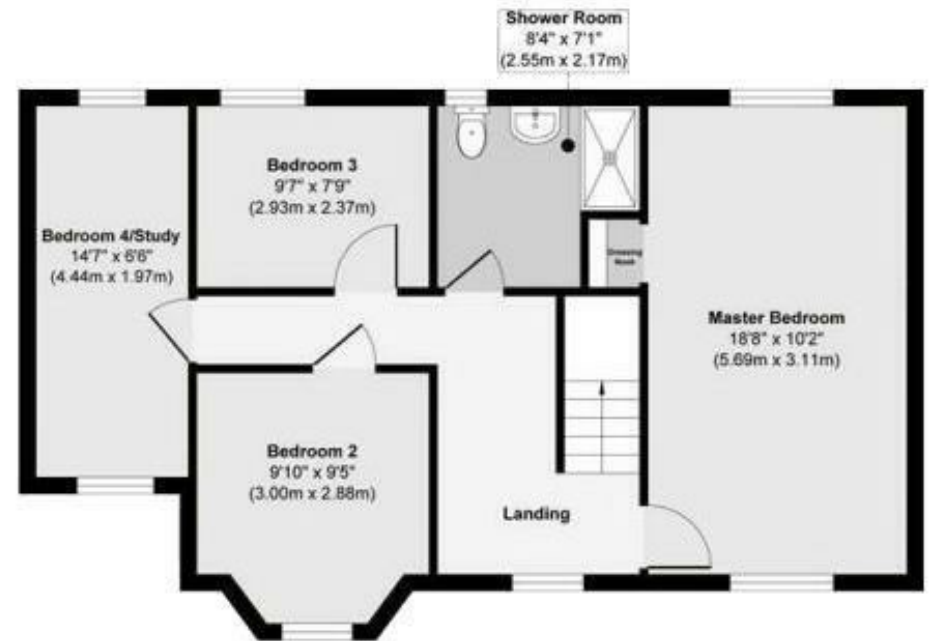
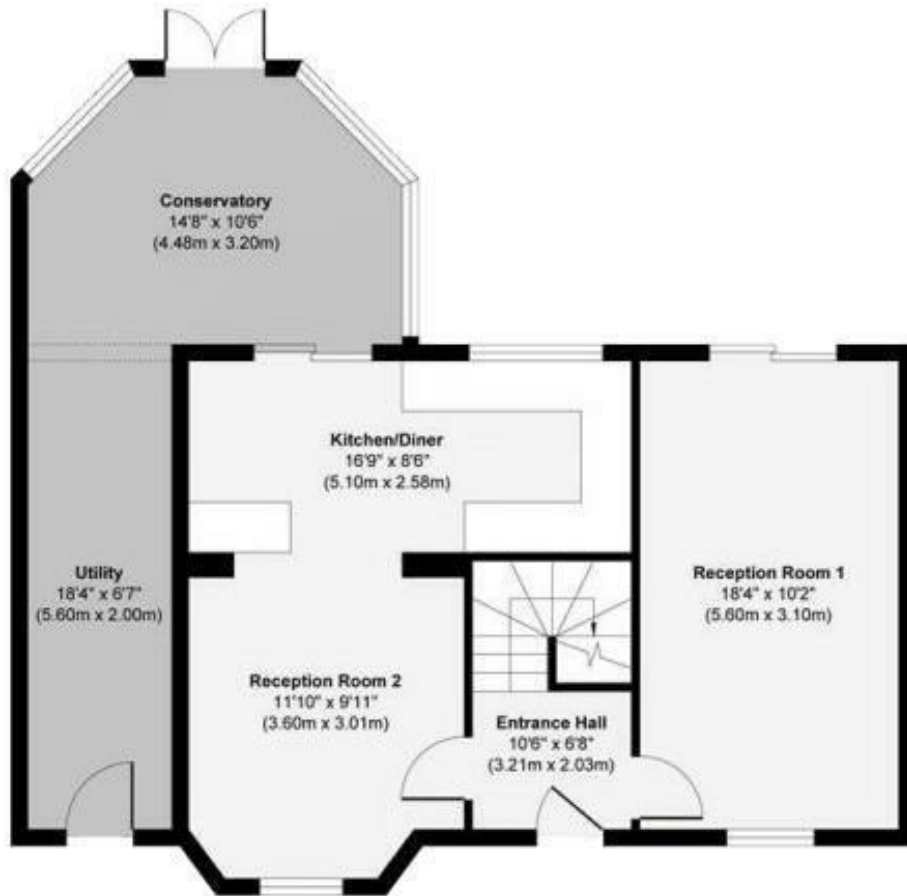




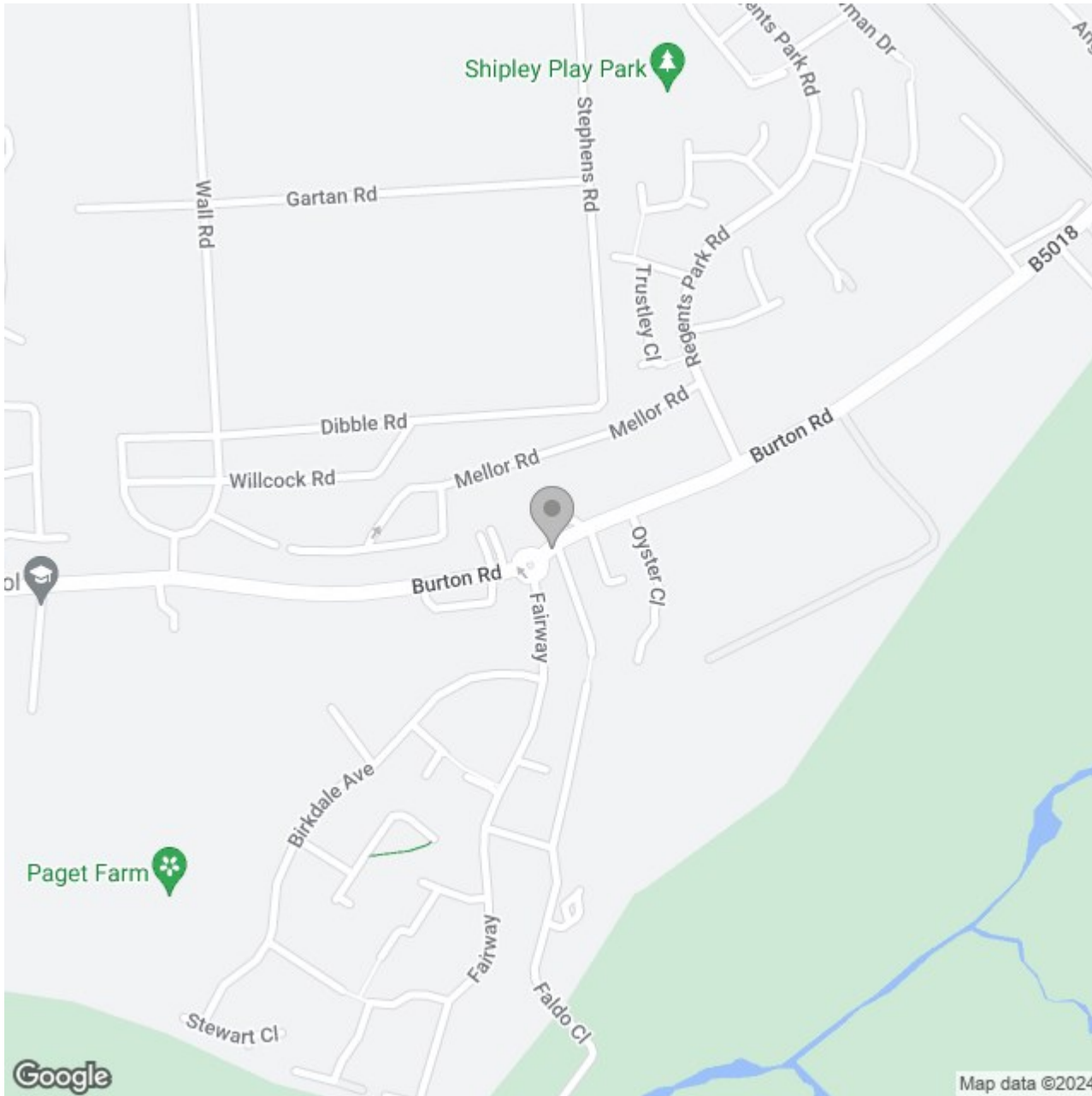












### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	