





**** IMPRESSIVE AND
IMMACULATE 5 BEDROOM
FAMILY HOME **** LOCATED
ON A LARGE PLOT WITH
PANORAMIC COUNTRYSIDE
VIEWS **** Great family
accommodation offering a hall,
open plan living & dining
kitchen, sitting room/family
room, utility room and shower
room. Over the first and second
floors are 5 bedrooms and 2
bathrooms. Extensive gardens
and ample parking with
potential for a garage subject
to the necessary planning. A
VIEWING APPOINTMENT IS
HIGHLY RECOMMENDED.



 **ABODE**
SALES & LETTINGS

HALL

Entrance door into the hall with stairs to the family room and doors to -

SITTING ROOM/FAMILY ROOM

13'1 x 10'1

Upvc double glazed bay window to the front and a window to the side, radiator.

OPEN PLAN LIVING KITCHEN

27'0 x 13'7

LOUNGE AREA

Feature log burner set within exposed brick chimney breast, oak flooring, upvc double glazed window and radiator.

KITCHEN DINING AREA

Fitted wall mounted, base and drawer units with granite work surfaces and a sink unit with mixer tap. Integrated appliances with a gas hob and extractor hood, fitted double oven, microwave, dishwasher as well as a fridge and freezer. Breakfast bar, tiled floor, sky light windows and upvc double glazed window overlooking the garden. Door to the utility room.

UTILITY ROOM

9'2 x 8'0

Plumbing and space for a washing machine, space for further appliances, radiator, upvc double glazed window to the rear and a door to the side. Tiled floor and a door to the shower room.

SHOWER ROOM

Enclosed shower with sliding door, wash hand basin, low flush wc, radiator and tiled floor.



FIRST FLOOR LANDING

Stairs to the second floor, upvc double glazed window, large storage cupboard and doors to -

BEDROOM

11'0 x 10'2

Upvc double glazed window , wardrobes and radiator.

BEDROOM

9'10 x 7'0

Upvc double glazed window and radiator.







BEDROOM

8'4 x 6'10

Upvc double glazed window and radiator.

BATHROOM

7'9 x 7'0

Modern bathroom suite comprising a p shape panel enclosed bath with rain shower over and attachment, shower screen, vanity sink unit with wash hand basin, low flush wc, heated towel rail, upvc double glazed windows.

SECOND FLOOR

Doors to -

MASTER BEDROOM

14'5 x 9'11

Sky light and upvc double glazed window, radiator and eaves storage.

BEDROOM

9'10 x 9'3

Sky light and upvc double glazed window, radiator and eaves storage.

BATHROOM

6'10 x 4'11

Modern bathroom suite comprising a p shaped panel enclosed bath with shower over and attachment, low flush wc, vanity sink unit with wash hand basin and storage under, heated towel rail, upvc double glazed window.

OUTSIDE

A good size plot offers block paved garden to the front, ample space to the side for plenty of vehicles including caravan and motorhome. There is plenty of space for a garage subject to the necessary planning. Gated access to the rear garden offering an extensive lawn.



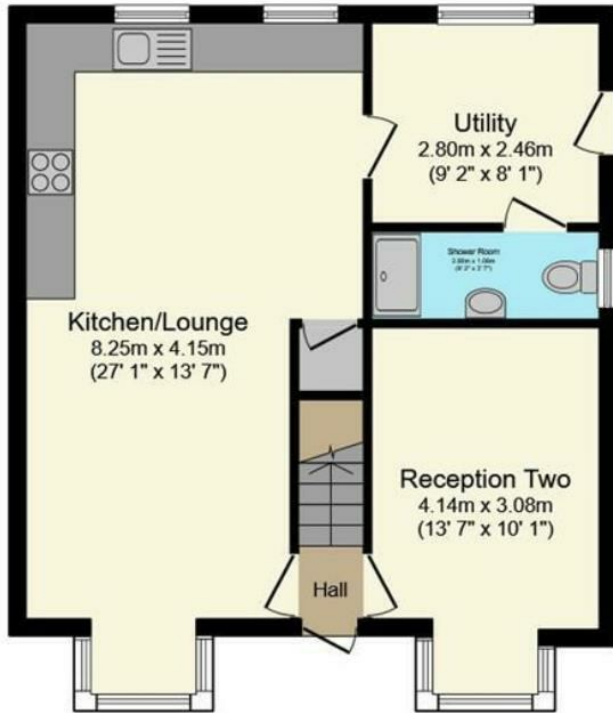






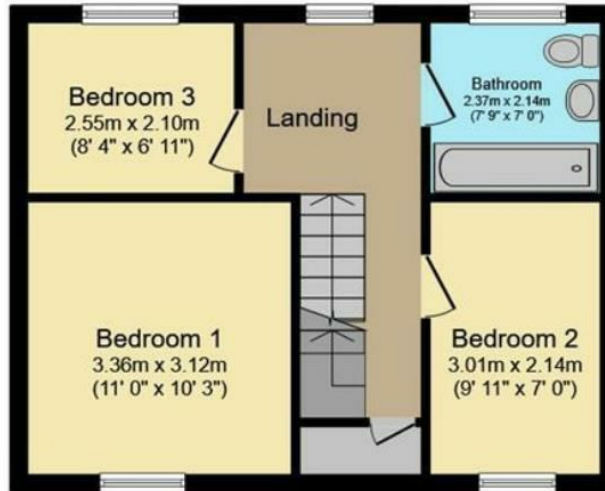






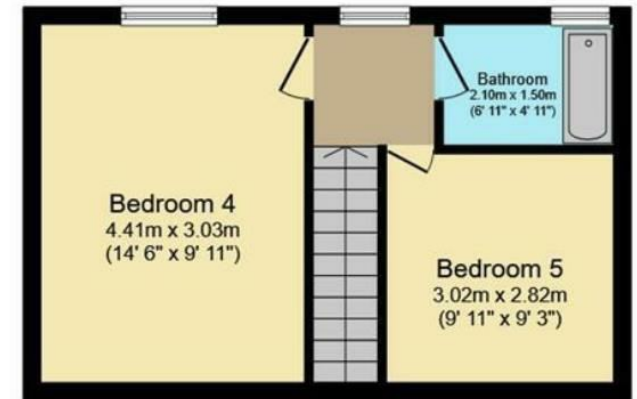
Ground Floor

Floor area 54.1 sq.m. (583 sq.ft.) approx



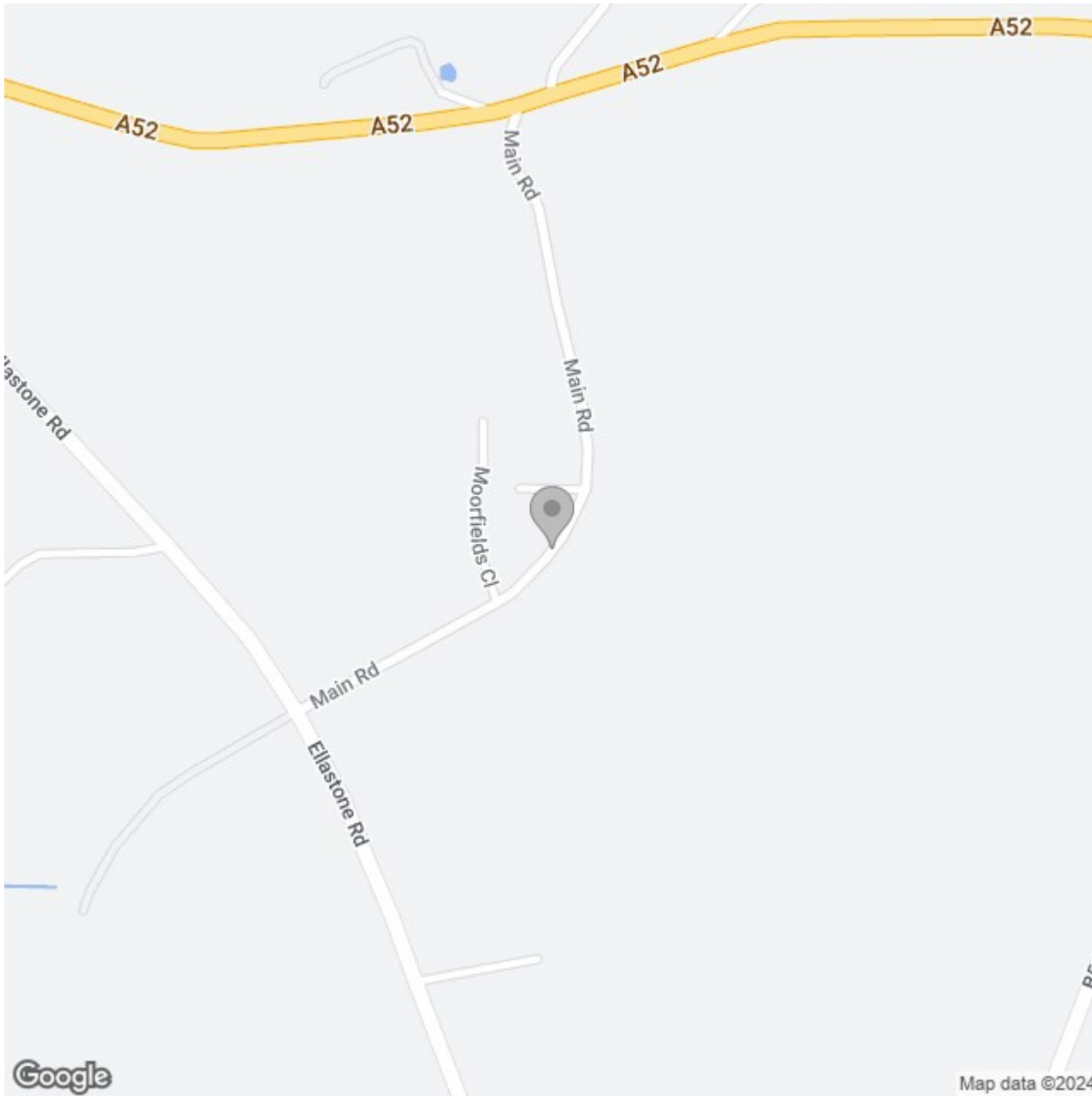
First Floor

Floor area 39.2 sq.m. (422 sq.ft.) approx



Second Floor

Floor area 31.1 sq.m. (335 sq.ft.) approx



Energy Efficiency Rating

| | Current | Potential |
|----------------------------------------------------|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 77 |
| (69-80) C | | |
| (55-68) D | 50 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |