





A beautifully appointed four bedroom detached property, having undergone complete renovation while retaining stunning character features. The property benefits from a large kitchen dining area, four double bedrooms, newly fitted boiler, access to a range of local amenities and transport links, impressive three piece family bathroom and a large living room. Viewing is highly recommended strictly via appointment only.



## Accommodation

### Entrance Hall

With front entrance door, stairs rising to the first floor and an opening leading to the dining room.

### Dining Room

With double glazed window to the front elevation, central heating radiator, recessed spotlighting, flagstone flooring, an opening leads to the kitchen and doors lead off to the living room and WC/cloaks.

### Kitchen

With a selection of matching wall and base units, having a straight edge preparation work surface, ceramic sink with mixer tap and drainer, integrated fridge freezer and dishwasher, central heating radiator, double glazed window the front elevation, door leading to the carport, recessed spotlighting and flagstone flooring.

### WC/cloaks

With central heating radiator, low level WC, wash hand basin with mixer tap and a double glazed window to the rear elevation with opaque glass.

### Living Room

With central heating radiator, double glazed windows to the side and front elevation and a chimney breast with opening for a log burner.

### First Floor

With central heating radiator, loft hatch and doors leading off to:



### Master Bedroom

With central heating radiator and double glazed windows to the front and rear elevation.

### Bedroom Two

With central heating radiator, double glazed window to the side elevation and a fitted storage cupboard.

### Bedroom Three

With central heating radiator, double glazed window to the side elevation and a built in wardrobe.







#### Bedroom Four

With central heating radiator, double glazed window to the front elevation and a built in wardrobe.

#### Family Bathroom

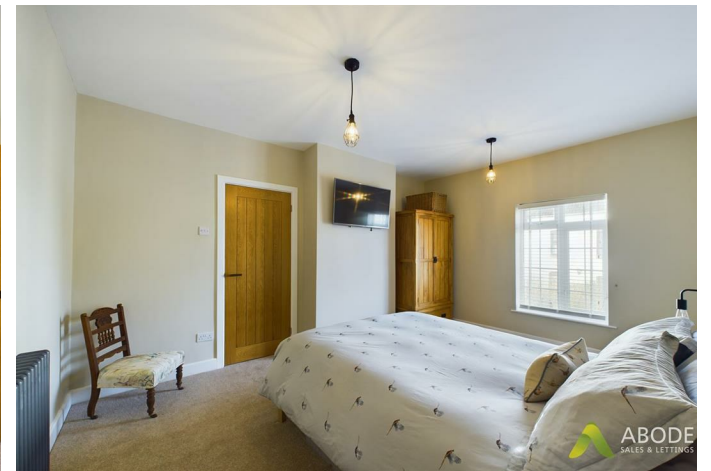
With a three piece suite comprising: low level WC, wash hand basin with mixer tap, bath with individual hot and cold tap with shower over, tiled splash backs, heated ladder towel rail, recessed spotlighting and a double glazed window to the rear elevation.



#### Outside

The outside of the property to the front elevation offers a laid to lawn garden with gravelled driveway adjacent and access to car port.



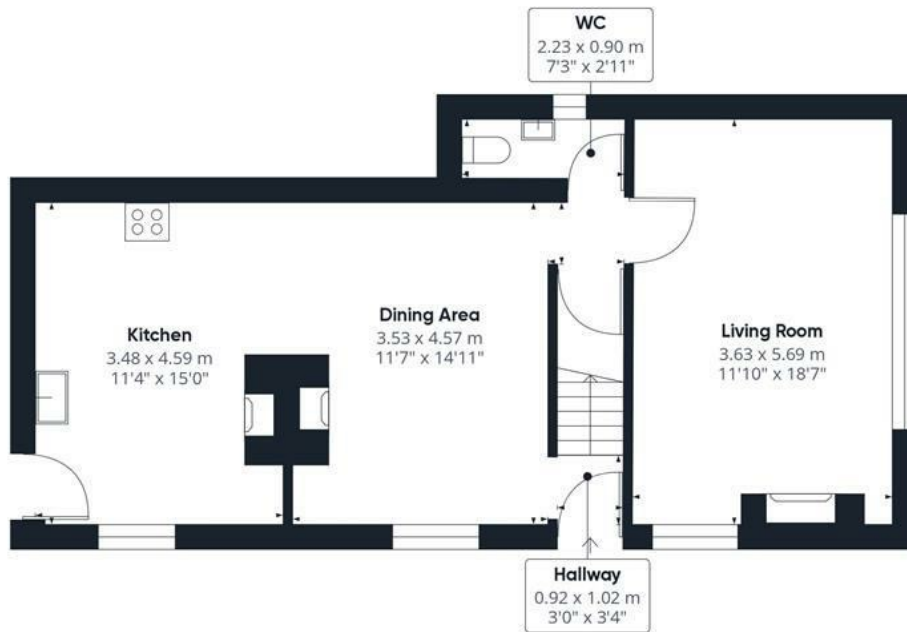












Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

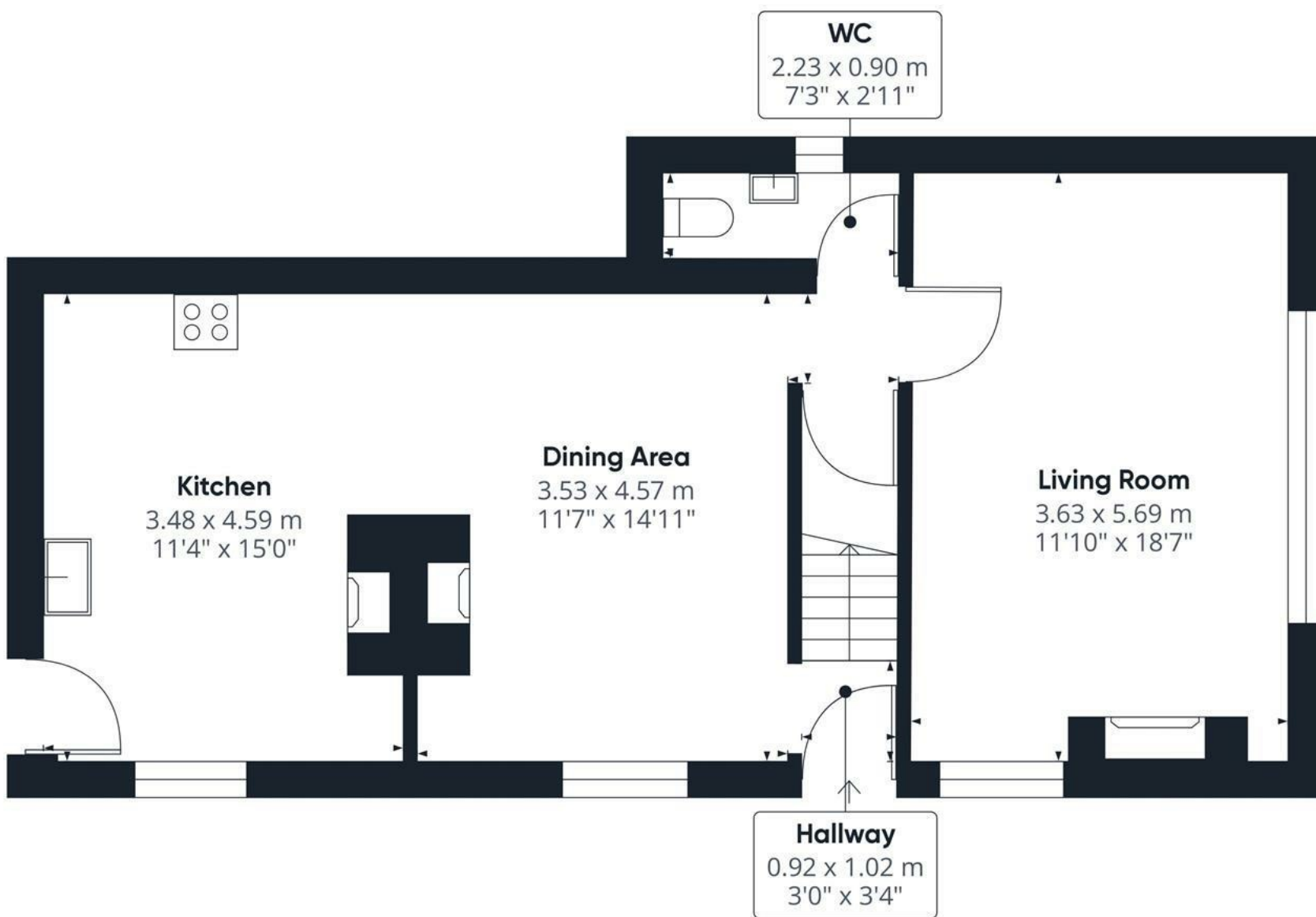
114.66 m<sup>2</sup>

1234.18 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area<sup>(1)</sup>

58.03 m<sup>2</sup>

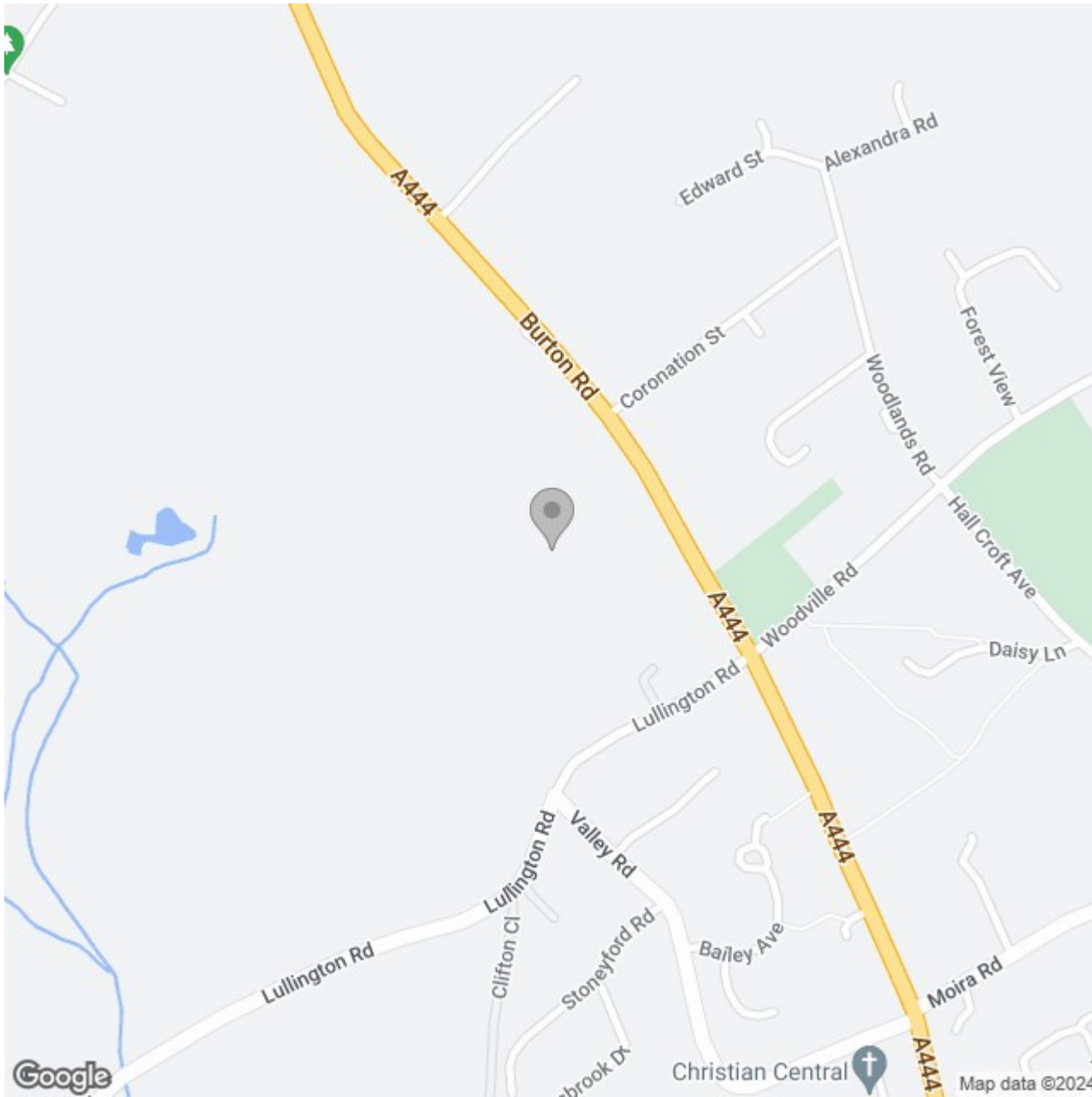
624.6 ft<sup>2</sup>

(1) Excluding balconies and terraces.

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Floor 0



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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	