





An extended four bedroom detached family home, presented to a high standard throughout, having an impressive kitchen diner extension and two storey side extension occupying the master bedroom. The property benefits from four well proportioned bedrooms, with the master having walk in wardrobe and en-suite shower room, two reception rooms as well as a large kitchen diner with snug area, further en-suite to the second bedroom, and a modern four piece family bathroom. Viewing is highly recommended strictly via appointment only.



Accommodation

Entrance hall

With central heating radiator, stairs rising to the first floor and door leading off to.

Living room

With under stairs storage cupboard, two central heating radiators and a double glazed window to the front elevation.

Sitting room

With central heating radiator and a double glazed window to the front elevation.

Kitchen diner

With a selection of matching wall and base units having a straight edge quartz preparation work surface, with single sink having mixed tap and drainer, space for cooker, under counter drawers, integrated dishwasher, drinks cooler, integrated fridge freezer, three central heating radiators, double glazed window to the rear elevation, double glazed bifold doors to the patio, recessed spotlighting, Window lantern and doors leading off to.

Utility room

With space for washing machine and tumble dryer, central heating, radiator, wall mounted gas boiler, double glazed side access door, electric extractor fan, and a door leading to the WC cloaks.

WC cloaks

With a two-piece suite comprising: low level WC,



washing basin with mixer tap and vanity unit below, central heating radiator, double glaze window to the rear elevation tiled floor and tiled splashback.

First floor landing

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

Master bedroom

With two central heating radiators, a loft hatch and double glazed windows to the front and rear elevation.







Walk in wardrobe

With a selection of built-in wardrobes, space for draw unit, central heating radiator and door leading off to.

En-suite

With a three piece suite comprising: low level WC, wash handbasin with mixer tap and vanity unit, shower cubicle with shower over and glass sliding doors and a double glazed window to the rear elevation.

Bedroom Two

With built-in cupboard, recessed spotlighting, central heating radiator, and a double glazed window to the front elevation and a door leading to the en-suite shower room.

En-suite

With a three-piece suite comprising: low level WC, wash hand basin with mixer tap and vanity unit below, shower cubicle with glass sliding doors and electric shower over, central heating radiator, double glaze window to the front elevation and an electric extractor fan.

Bedroom Three

With built-in storage cupboard, central heating radiator and double glaze windows to the front elevation .

Bedroom Four

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

Family Bathroom

With a four piece suite comprising: low-level WC, wash handbasin with mixer tap and vanity unit, bath with mixer tap, shower cubicle with shower over, heated ladder towel rail and a double glaze window to the rear

elevation.

Outside

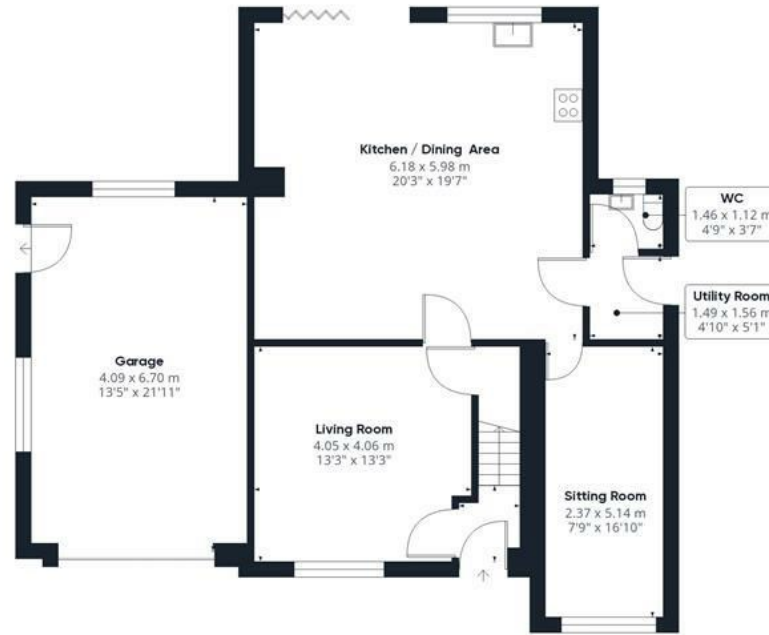
The outside of the property to the front elevation offers a generous driveway providing parking facility, which leads to the front entrance door and garage. The rear elevation offers a large block paved patio area ideal for entertaining with steps leading to the laid to lawn area.



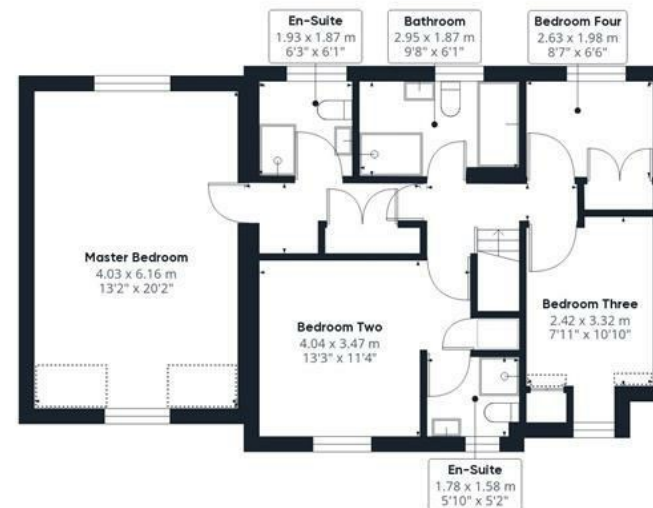








Floor 0



Floor 1

Approximate total area⁽¹⁾

174.43 m²

1877.58 ft²

Reduced headroom

2.52 m²

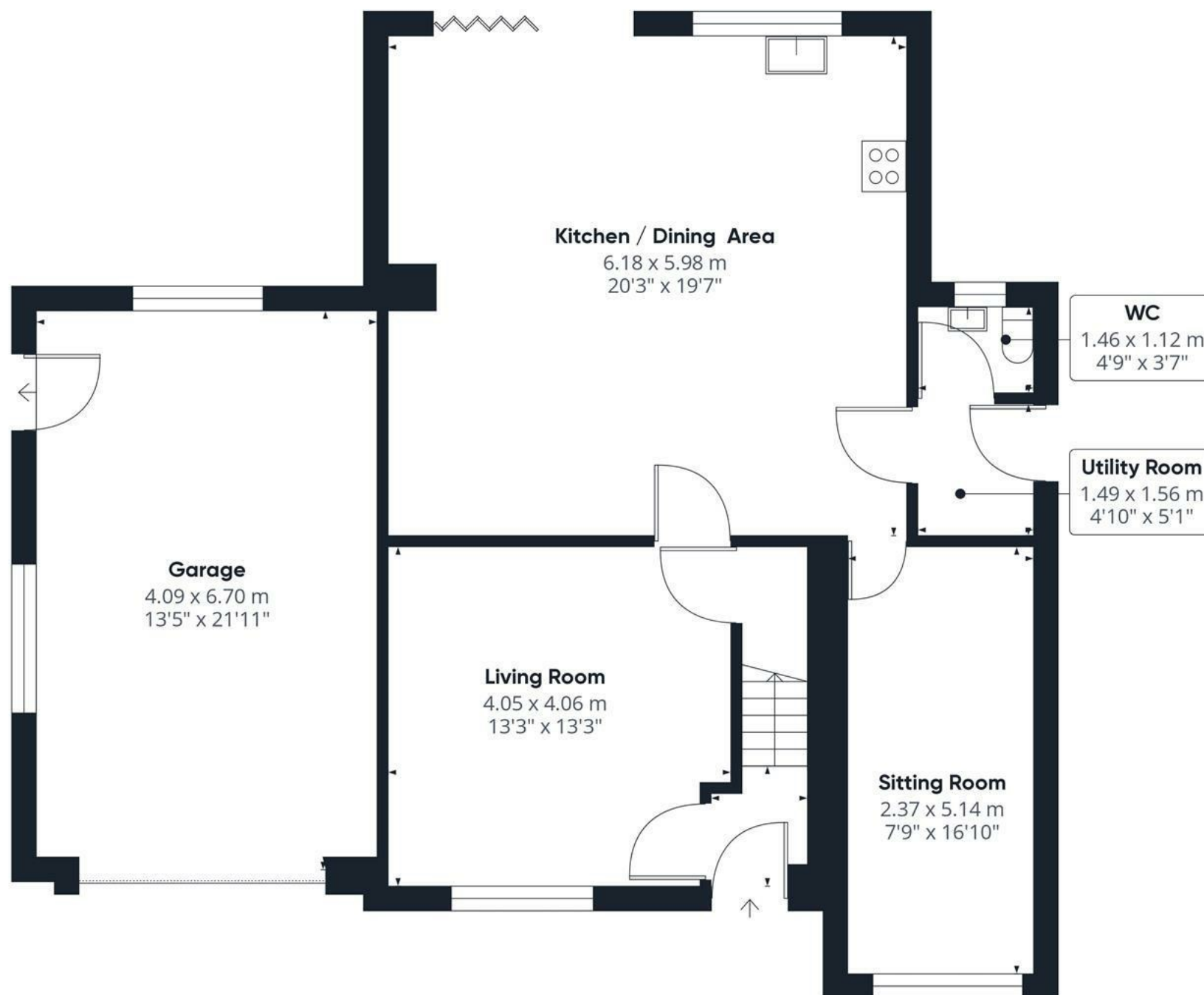
27.14 ft²

(1) Excluding balconies and terraces.

Reduced headroom
(below 1.5m/4.92ft)

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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Floor 0

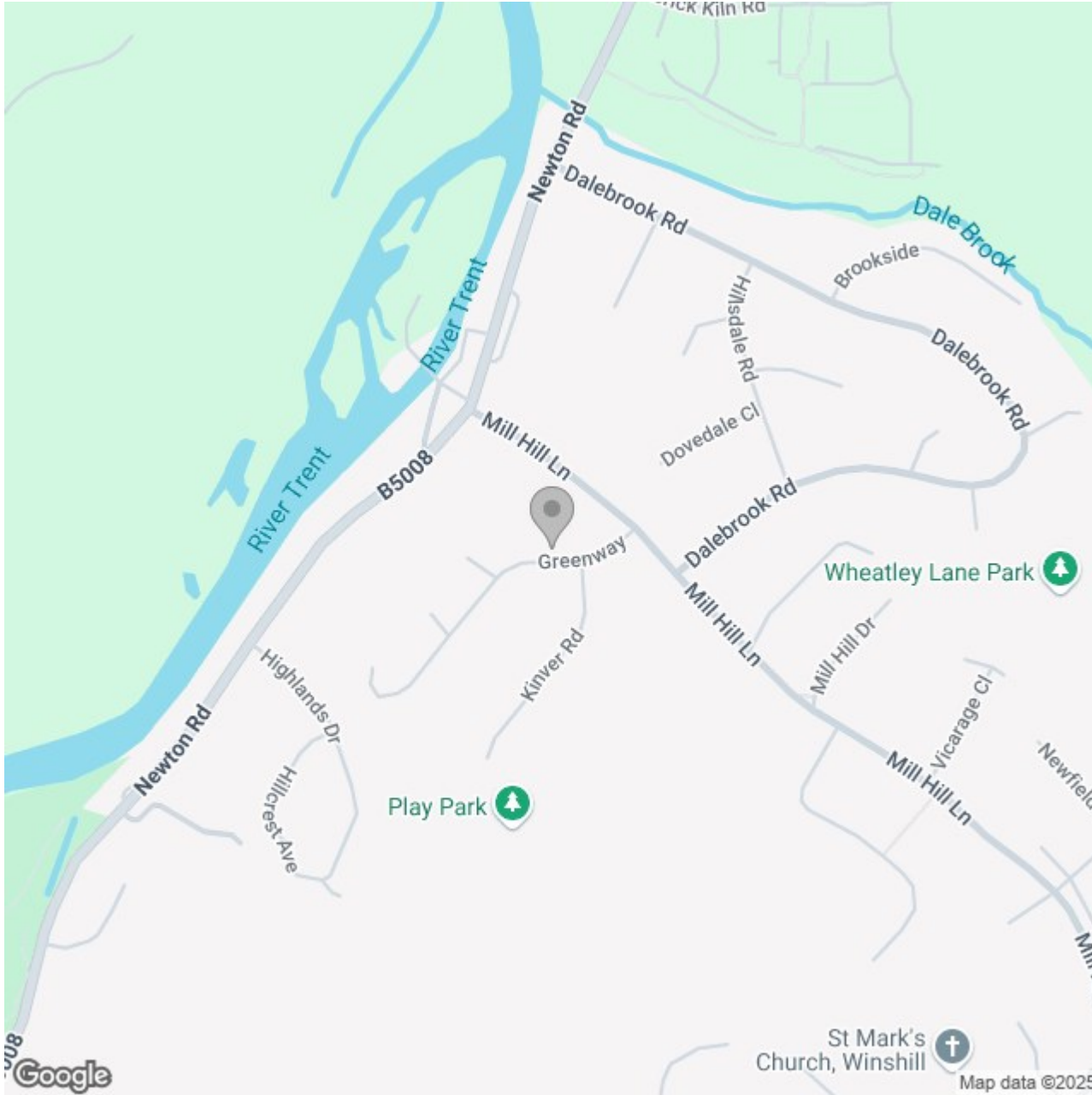
Approximate total area⁽¹⁾

102.21 m²
1100.13 ft²

(1) Excluding balconies and terraces.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	81
(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 	