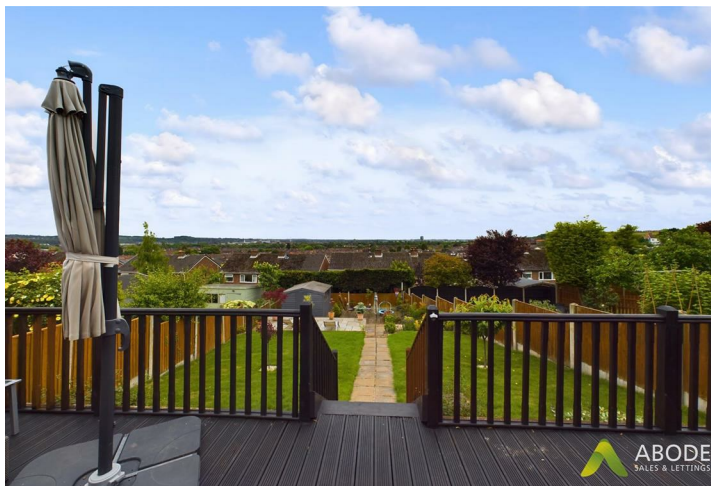






**\*\*360 VIRTUAL TOUR\*\*** A rare opportunity to obtain a four bedroom detached property, situated within a popular location close to range of local amenities and transport links. The property benefits from four double bedrooms, a stunning lounge diner, beautifully presented kitchen diner and a landscaped garden. Viewing is highly recommended via appointment only.



#### Entrance hallway

With central heating radiator, composite front entrance door, stairs rising to the first floor and stairs ascending to the lower ground floor.

#### Kitchen Diner

With a selection of matching wall and base units, having a granite preparation work surface, island bar with under counter drawers, central heating radiator, double glazed windows to the front and rear elevation, integrated dishwasher, space for fridge freezer, washing machine and cooker, one and a half bowl sink with mixer tap and drainer, upvc side access door and recessed spotlighting.

#### Bedroom Two

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

#### Bedroom Three

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

#### Boot / Cloaks

With an under stairs storage and space for hanging coats.

#### Family Bathroom

With a three piece suite comprising: low level wc, wash hand basin with mixer tap, bath with electric shower over and mixer tap, tiled walls, central heating radiator and a double glazed window to the side elevation.

#### Master Bedroom



With central heating radiator, double glazed window to the rear elevation and a door leading to the en-suite shower room.

#### En-suite shower room

With a three piece suite comprising: low level wc, wash hand basin with mixer tap and vanity unit below, walk in shower with gravity shower over, tiled walls, recessed spotlighting, built in storage and a heated ladder towel rail.

#### Lower ground floor







### Study

With central heating radiator, recessed spotlighting and an opening leading to:

### Lounge Diner

With central heating radiator, two sets of double glazed bi-fold doors leading into the decking, two skylights and recessed spotlighting.

### First Floor

### Bedroom

With two central heating radiators, built in eaves storage, double glazed windows to the front and rear elevation and a door leading to the en-suite shower room.

### En-suite Shower Room

With a three piece suite comprising: low level wc, wash hand basin with mixer tap and vanity unit below, shower cubicle with glass door and granite shower over and a central heating radiator.

### Outside

The outside of the property to the front elevation offers a driveway providing parking facility which leads to the front entrance door. The rear elevation has a generous garden which has a beautiful decked area ideal for seating, with steps leading down to a well kept lawned area. The bottom of the garden has a large patio area ideal for entertaining, all of which is enclosed via timber fencing.















Floor 0



Floor 1



Floor 2

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

147.12 m<sup>2</sup>  
1583.59 ft<sup>2</sup>

Reduced headroom

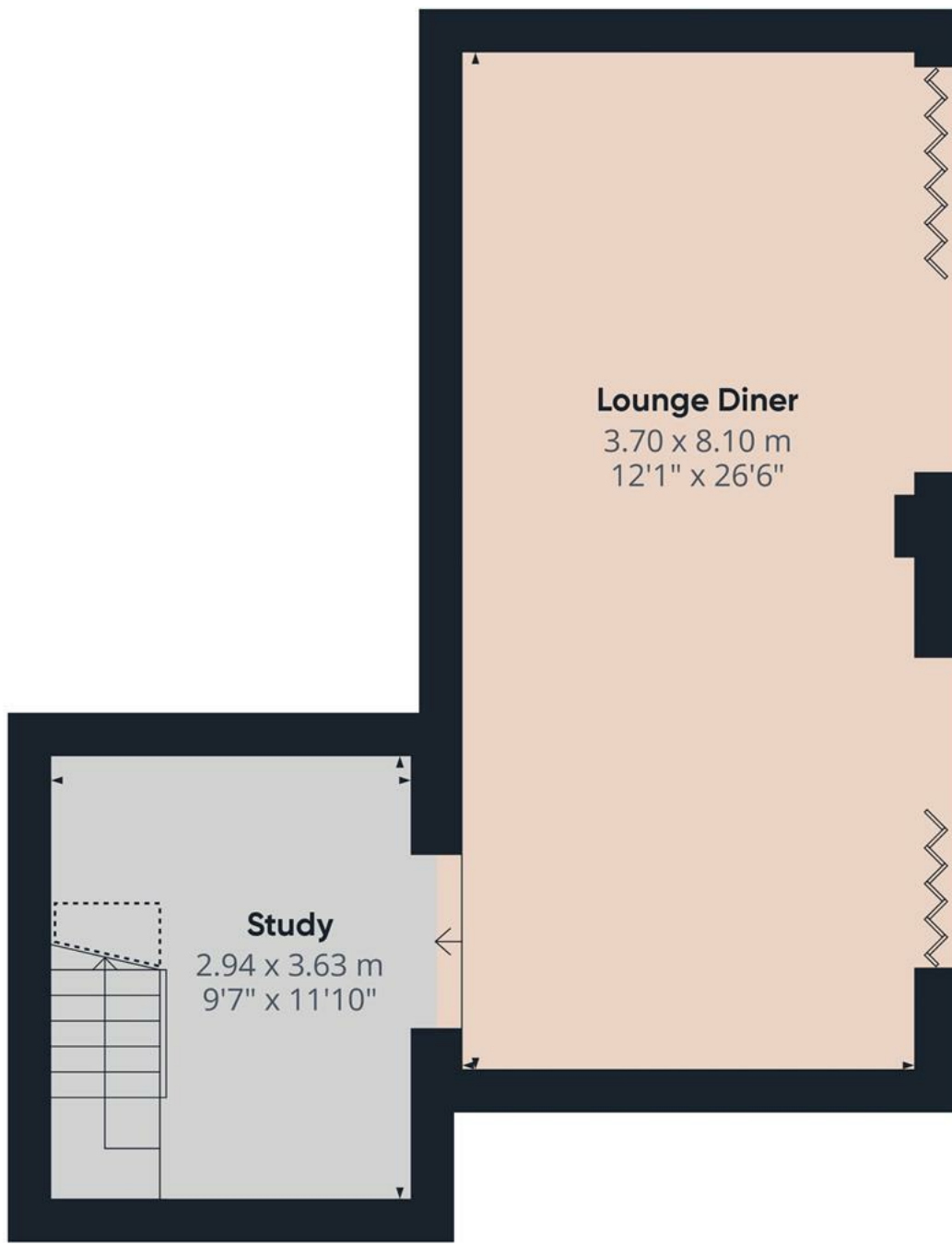
3.63 m<sup>2</sup>  
39.05 ft<sup>2</sup>

(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<sup>(1)</sup>**

41.43 m<sup>2</sup>  
445.9 ft<sup>2</sup>

**Reduced headroom**

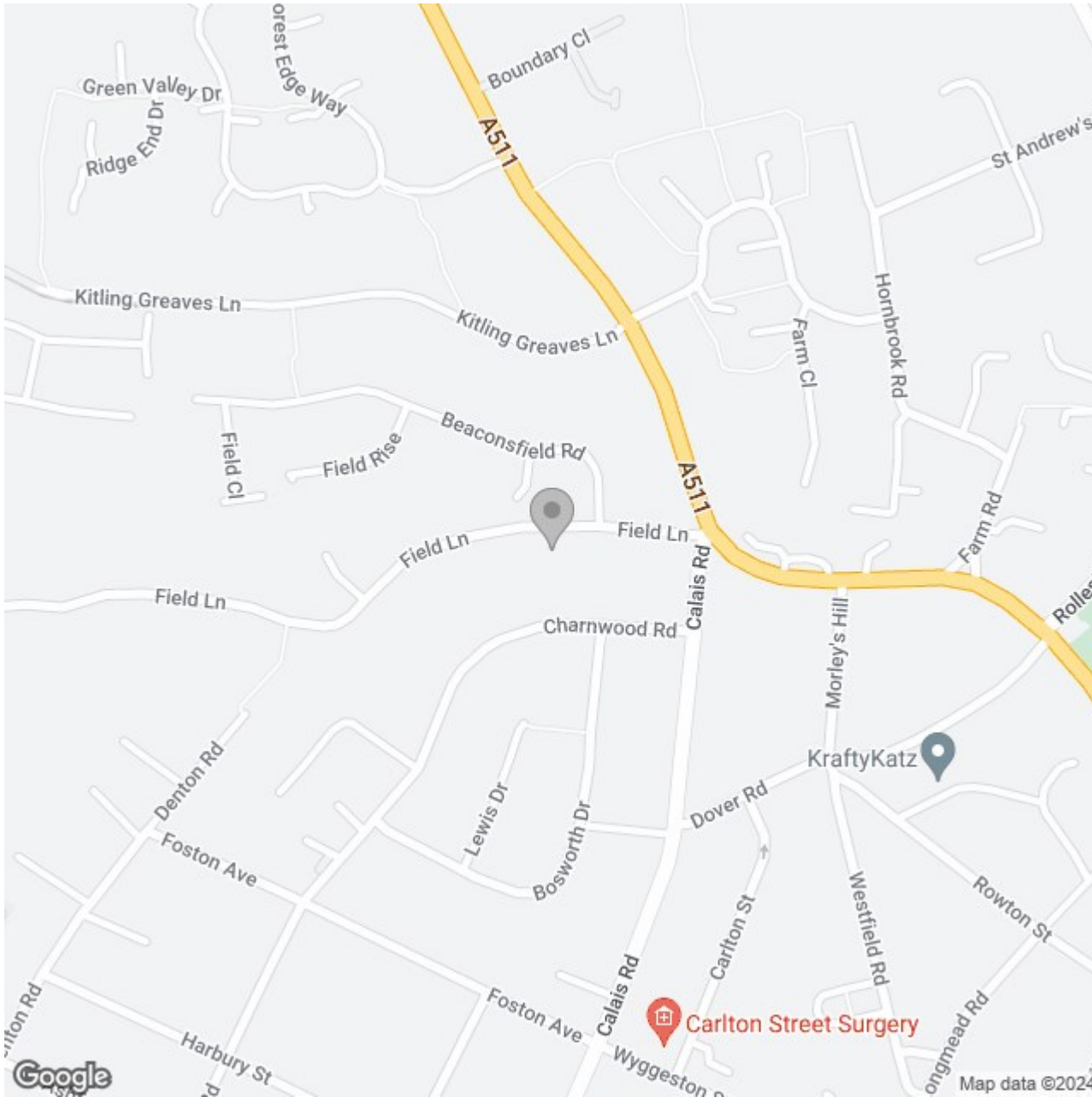
1.34 m<sup>2</sup>  
14.43 ft<sup>2</sup>

(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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	