





A beautifully appointed four bedroom detached home, having good access to a range of local amenities and transport links. The property benefits from having three reception rooms, internal garage, utility room, four well proportioned bedrooms with two having en-suite shower rooms as well as a further family bathroom. Viewing is highly recommended strictly via appointment only.



Accommodation

Entrance hallway

With central heating radiator, stairs rising to the first floor and doors leading off to:

WC/cloaks

With central heating radiator, double glazed window to the front elevation, low level wc, wash hand basin and built in storage cupboard.

Kitchen Diner

With a selection of matching wall and base units having a roll edge laminate preparation work surface, one and a half bowl sink with mixer tap, drainer and waste disposal, four ring gas hob with electric oven below, double glazed window to the rear elevation, under stairs storage and a door leading to the utility room.

Lounge

With central heating radiator, double glazed window to the front elevation and an opening leading to the dining room.

Dining Room

With central heating radiator, opening leading to the living room and door leading to the conservatory.

Conservatory

With central heating radiator, double glazed windows to the side and rear elevation and French doors leading out onto the garden.

Utility Room

With central heating radiator, selection of base units



with work top having a sink and mixer tap, space for washing machine and tumble dryer, double glazed window to the side and rear elevation, door leading to integral garage and a door leading onto the garden.

First floor landing

With loft hatch leading to a half boarded loft with shelving and doors leading off to:

Master Bedroom

With central radiator, two double glazed window and a







door leading to:

En-suite shower room

With a four piece suite comprising: low level wc, wash hand basin with mixer tap, bidet, shower cubicle with glass sliding doors and a double glazed window to the rear elevation.

Bedroom Two

With central heating, double glazed window to the front elevation, built in wardrobe 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, central heating radiator and a shower cubicle with glass folding door.

Bedroom Three

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

Bedroom Four

With central heating radiator, two phone line points and additional plug sockets ideal for use as an office and a double glazed window to the rear elevation.

Family Bathroom

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

Outside

The outside of the property to the front elevation offers a block paved driveway providing parking facility which leads to the integral garage and front entrance door. The

rear elevation offers a low maintenance garden having several seating areas, with a patio area ideal for entertaining, all of which is enclosed via timber fencing.











Floor 1

Approximate total area⁽¹⁾
130.56 m²
1405.35 ft²

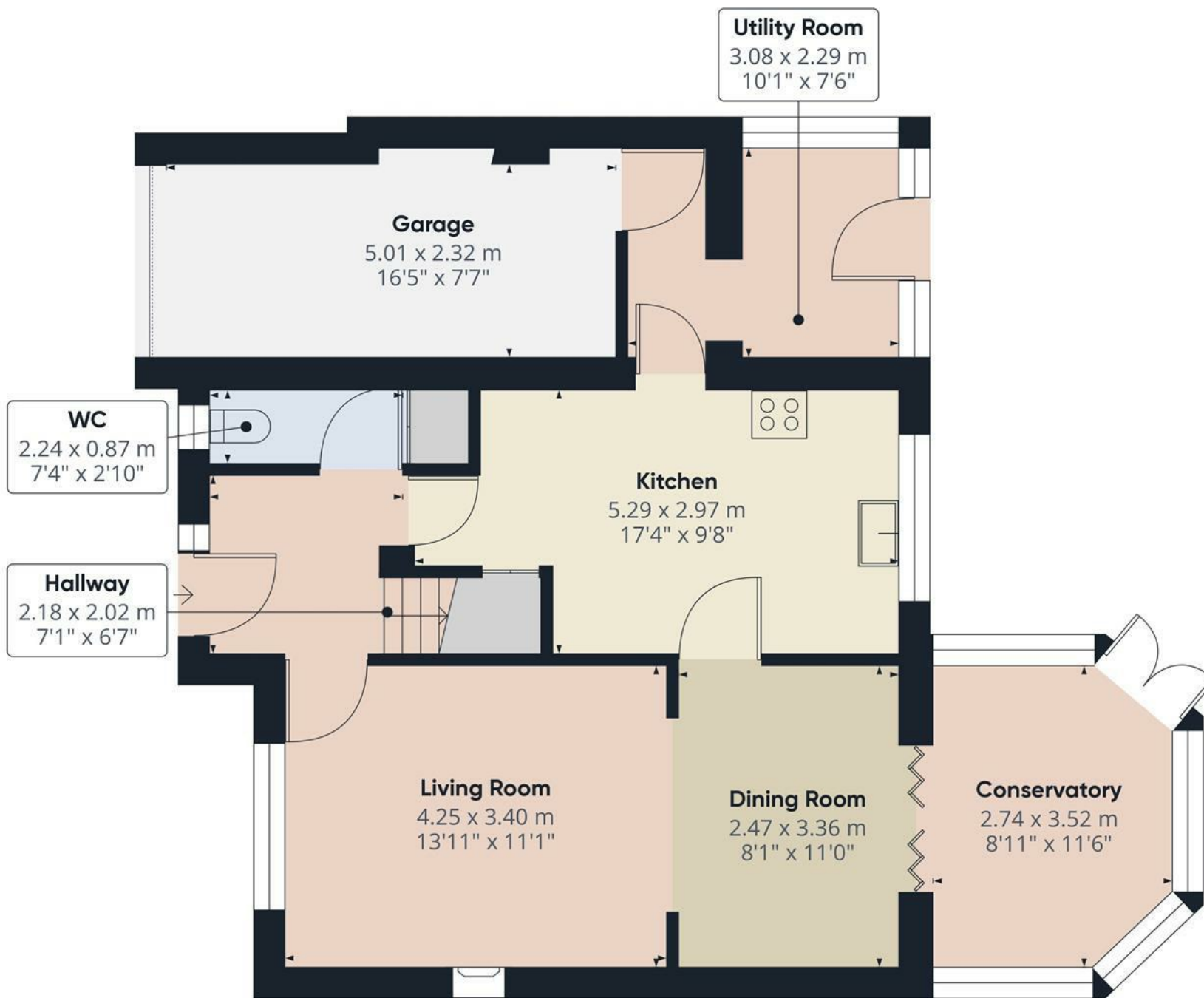


Floor 2

(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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Floor 1

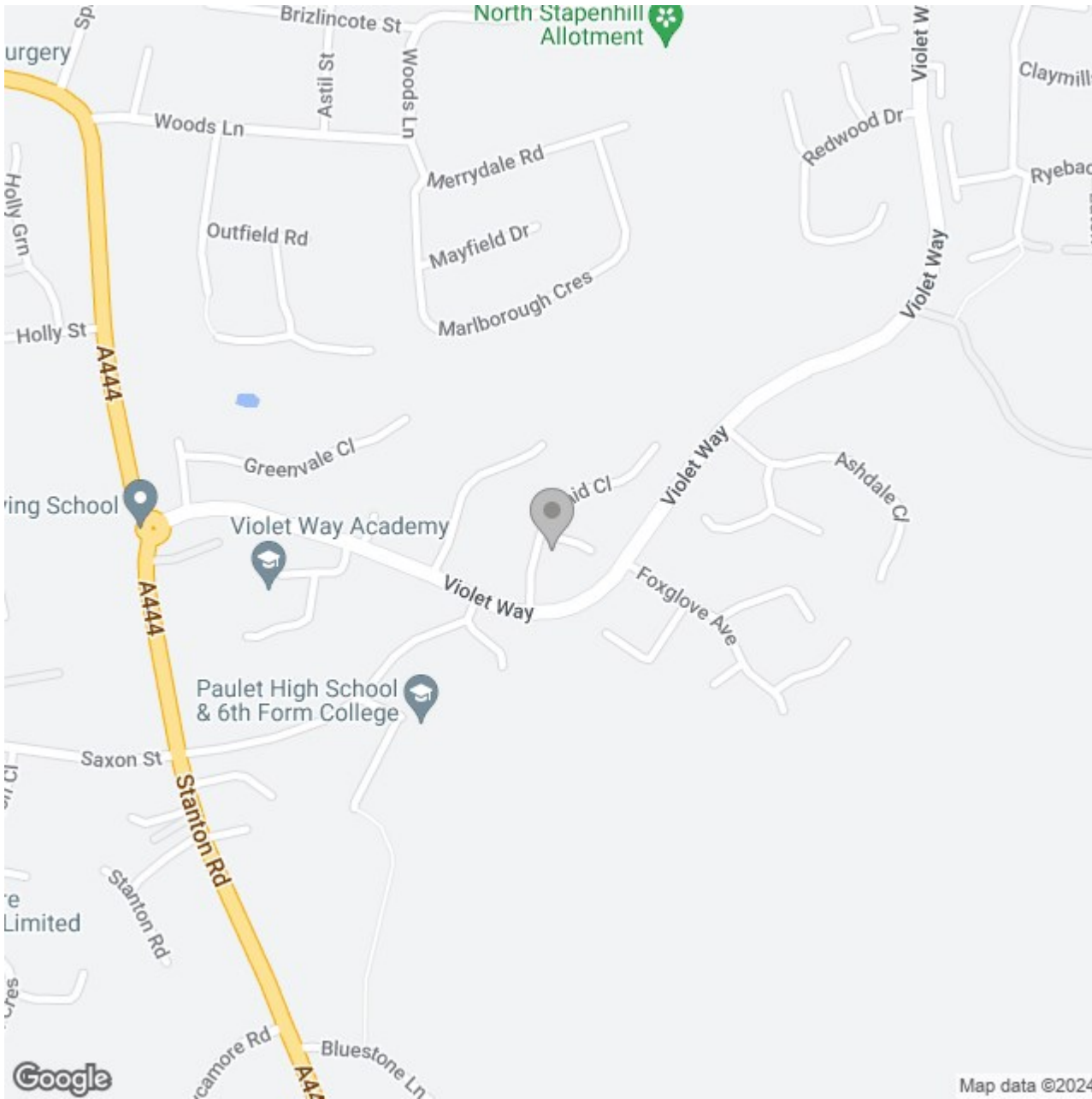
Approximate total area⁽¹⁾

75.17 m²
809.16 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		84
(69-80) C	72	
(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	