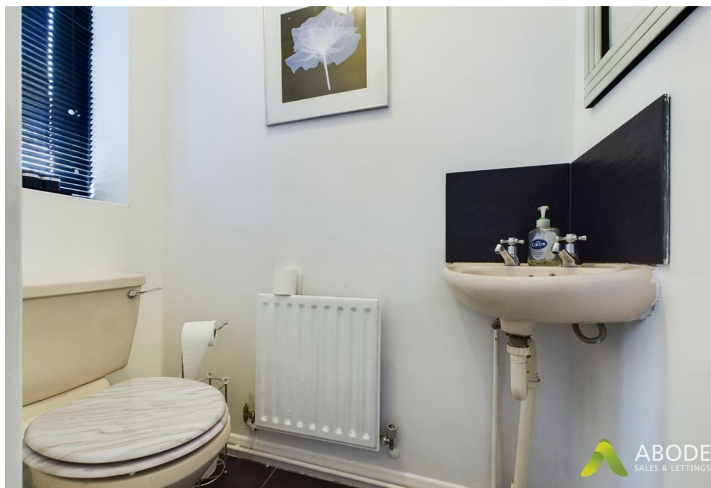






A well presented four bedroom detached property situated in a popular residential development having good access to arrange of local amenities and transport links. The property benefits from a good size living room, kitchen diner that has a door leading to the UPVC conservatory, for well proportioned bedrooms with the master having an en-suite and a driveway providing parking facility that leads to the garage. Viewing is highly recommended strictly via appointments only.



Accommodation

Entrance Hall

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

Living room

With central heating radiator, double glazed window to the front elevation and recessed spotlighting.

WC/ Cloaks

With a low-level WC, wash handbasin with individual hot and cold taps, 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 roll edge laminate preparation work surface with one and a half bowl sink with mixer tap and drainer space for cooker, fridge, freezer, dishwasher and washing machine, double glazed window to the rear elevation, rear access door, Central heating radiator, wall mounted gas boiler and sliding door leading to the conservatory.

Conservatory

With double glazed UPVC windows to the side and rear elevation and double glazed UPVC French door leading out onto the garden.

First floor landing

With a window to the side elevation, loft hatch, airing cupboard and doors leaning off to:

Master bedroom



With fitted sliding mirror wardrobe, central heating radiator, recessed spotlighting, two windows to the front elevation and a door leading to the ensuite shower room.

Ensuite shower room

With a three-piece suite comprising: low-level WC wash hand basin with individual hot and cold taps, bath with mixer tap and handset over, tiled splash back, central heating radiator, double glazed window to the side elevation and an electric extractor fan.







Bedroom two

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

Bedroom three

With central heating radiator and a window to the rear elevation.

Bedroom four

With a central heating radiator and a window to the rear elevation.



Family bathroom

With a three-piece suite comprising: low level WC wash and basin with individual hot and cold taps, bath with mixer tap and handset, window to the rear elevation, central heating radiator, tiled splashback and an electric extractor fan.

Outside

The outside of the property at the front elevation has a driveway providing parking facility with an adjacent laid to lawn garden, leading to the garage and front entrance door. The rear elevation offers a laid to law garden with decked area ideal for seating, all of which is enclosed via timber fencing.

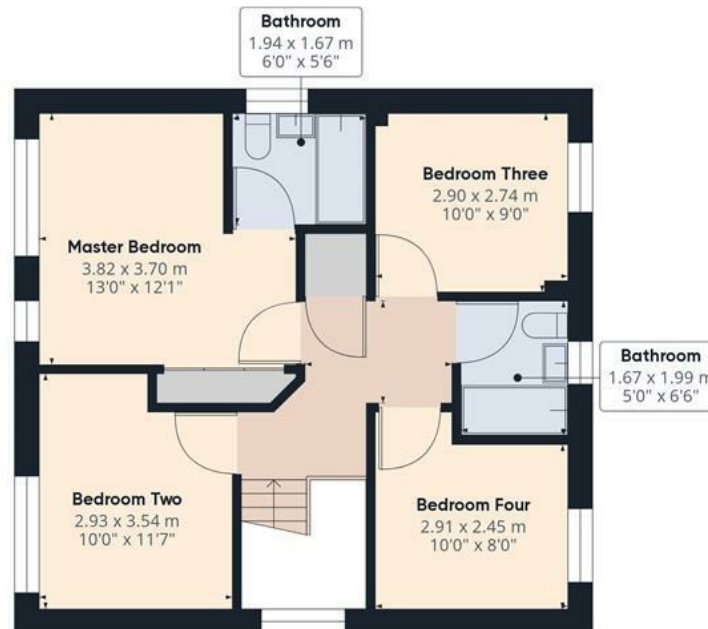








Floor 0



Floor 1

Approximate total area⁽¹⁾

122.89 m²

1322.78 ft²

Reduced headroom

0.69 m²

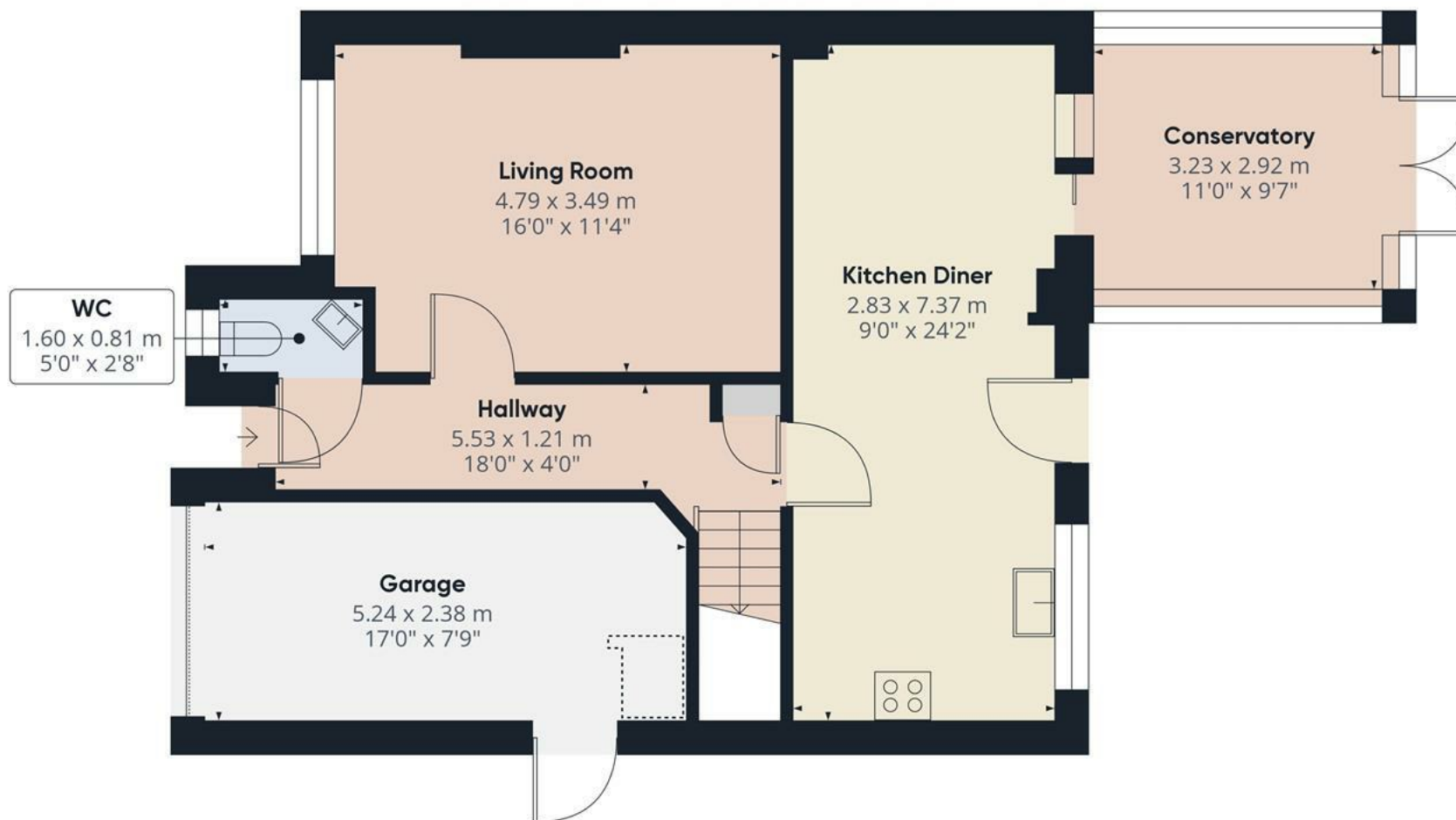
7.43 ft²

(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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Approximate total area⁽¹⁾

71.3 m²
767.47 ft²

Reduced headroom

0.69 m²
7.43 ft²

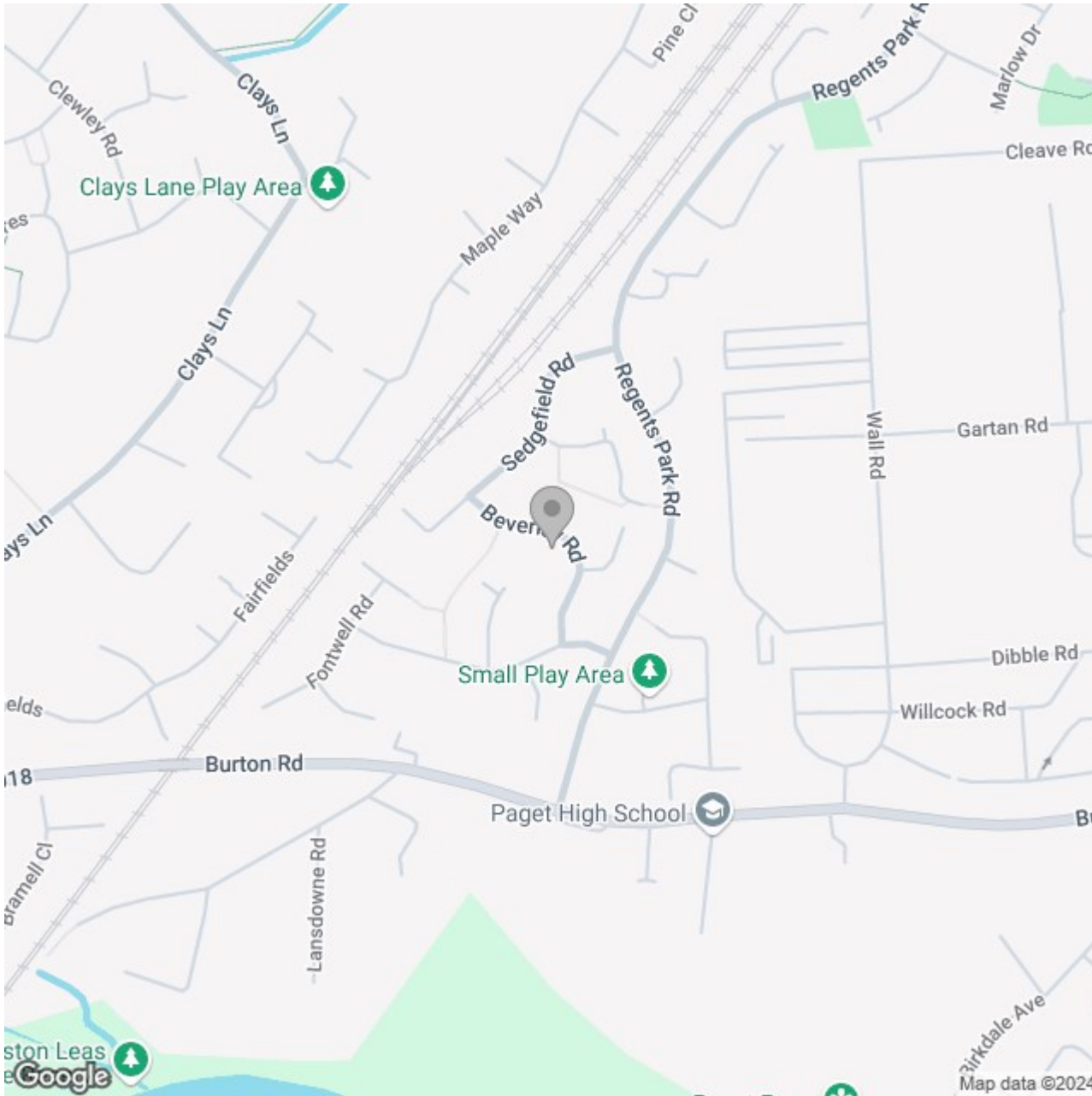
(1) Excluding balconies and terraces

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(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	