





A beautifully appointed five bedroom detached property, situated within a popular residential location, having good access to a range of amenities and transport links. The property benefits from a large open plan kitchen diner, enclosed fronted carport as well as a detached garage, five well proportioned bedrooms and a beautifully landscaped garden. Viewing is highly recommended strictly via appointment only.



## Accommodation

### Entrance hall

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

### WC/cloaks

With a low level wc, wash hand basin with mixer tap and vanity unit below, central heating radiator and an electric extractor fan.

### Living Room

With central heating radiator, fireplace 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, under counter drawers, one and a half bowl sink with mixer tap and drainer, space for dishwasher and fridge freezer, double electric oven and a five ring gas hob, double glazed windows to the side elevation, double glazed French doors leading out to the garden and further double glazed French doors leading to the conservatory.

### Conservatory

With double glazed windows to the rear and side elevations and double glazed French doors leading out onto the garden.

### First Floor Landing

With airing cupboard, loft hatch and doors leading off to:



### Master Bedroom

With central heating radiator, double glazed window to the front 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, shower cubicle with glass sliding door and gravity shower over, heated ladder towel rail and







a double glazed window to the front elevation.

#### Bedroom Two

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

#### Bedroom Three

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

#### Bedroom Four

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

#### Bedroom Five

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



#### Family Bathroom

With a four piece suite comprising: low level wc, wash hand basin with mixer tap, bath with mixer tap and handset over, shower cubicle with glass door and gravity shower over, heated ladder towel rail and a double glazed windows to the side elevation.

#### Outside

The outside of the property to the front elevation offers a driveway providing parking facility which leads to the enclosed car port. Through the car ports is further parking and a detached garage. The rear elevation offers a beautifully landscaped garden having patio areas ideal for seating, a range of shrubs and flowers and a laid to lawn area with a meandering path.

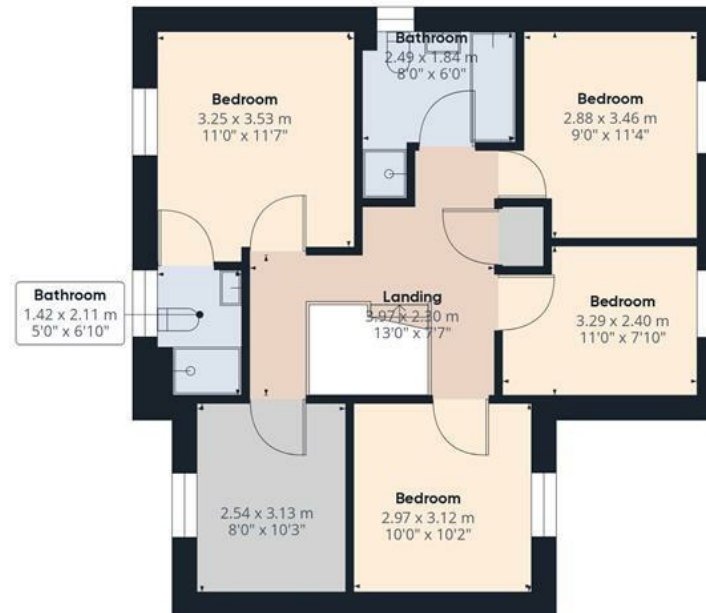








Floor 0



Floor 1

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

145.41 m<sup>2</sup>

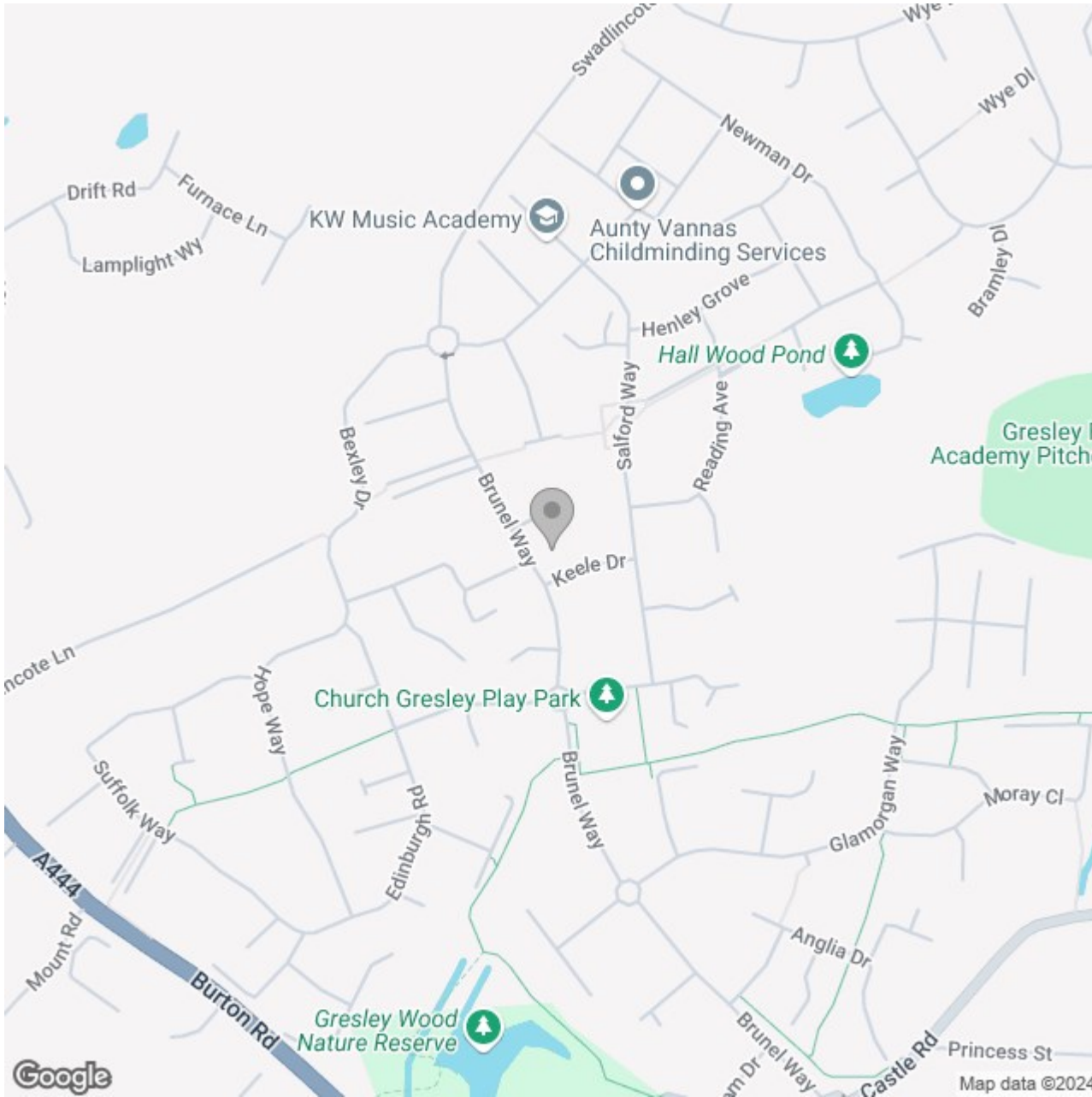
1565.18 ft<sup>2</sup>

(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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## 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	