





A beautifully appointed four bedroom detached property, situated upon a corner plot, within a desirable location, having fantastic access to a variety of local amenities and transport links. The property benefits from a block paved driveway with EV charger and garage, two reception rooms, open plan kitchen diner, utility room and four well proportioned bedrooms with the master having an en-suite shower room. Viewing is highly recommended strictly via appointment only.



Room Dimensions

Ground Floor

Lounge - 4.80m x 3.66m, 15'9" x 12'0"

Kitchen/Dining (max.) - 5.83m x 3.10m, 19'1" x 10'2"

Study - 2.95m x 2.71m, 9'8" x 8'11"

First Floor

Bedroom 1 (incl. recess) - 4.18m x 3.69m, 13'9" x 12'1"

Bedroom 2 (incl. recess) - 4.07m x 2.72m, 13'4" x 8'11"

Bedroom 3 (max.) - 3.75m x 3.69m, 12'4" x 12'1"

Bedroom 4 (incl. recess) - 2.65m x 2.08m, 8'8" x 6'10"

Accommodation

Leading through a front composite entrance door into:

Entrance hallway

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

Living room

With double glazed window to the front elevation and two central heating radiators.

Study

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

WC/cloaks

With a low-level WC, central heating radiator, wash hand basin with mixer tap and tiled splashback and a double glazed window to the front elevation.

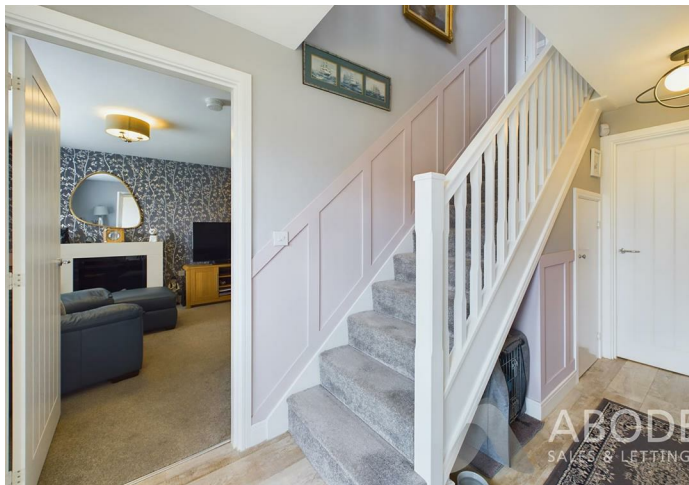


Kitchen diner

With a selection of matching wall and base units having a roll edge preparation work surface, with four ring gas hob, over hob extractor, stainless steel splash back, sink with mixer tap and drainer, integrated fridge freezer, dishwasher and double electric oven, two central heating radiators, double glazed window to the side elevation, double glazed French doors leading out onto the garden and a door leading through to the utility room.

Utility room







With a selection of matching wall and base units, having space for a tumble dryer, integrated washing machine, sink with mixer tap and drainer and a composite rear access door with glazed panel.

First floor landing

With central heating radiator, loft hatch, double glazed window to the front elevation and doors leading off to:

Master bedroom

With central heating radiator, double glazed window to the front elevation and a door leading through to the ensuite shower room.

Ensuite shower room

With a three-piece suite comprising: wash hand basin with mixer tap, low level WC, shower cubicle with gravity shower and glass sliding door, tiled splashback, central heating radiator and a double glazed window to the side elevation.

Bedroom two

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

Family Bathroom

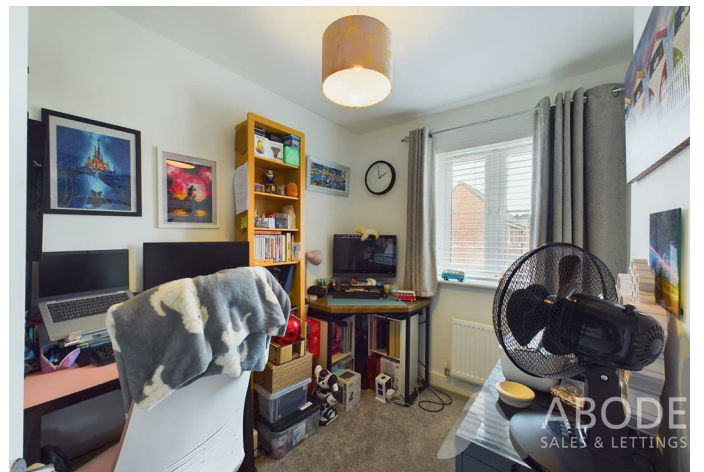
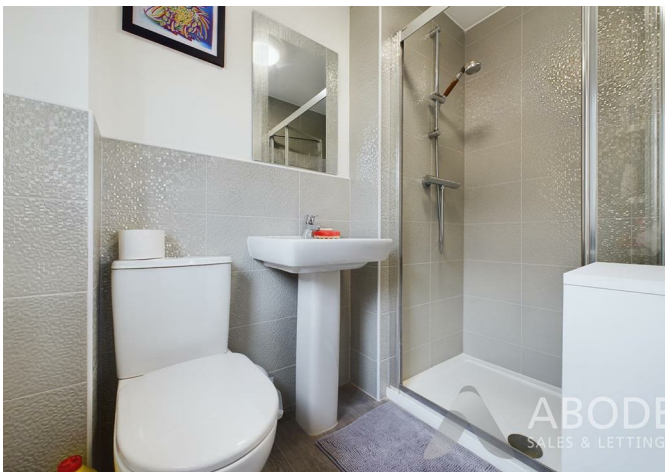
With a three-piece suite comprising: low level WC wash handbasin with mixer tap bath with shower over and

shower screen, central heating radiator and a double glazed window to the rear elevation.

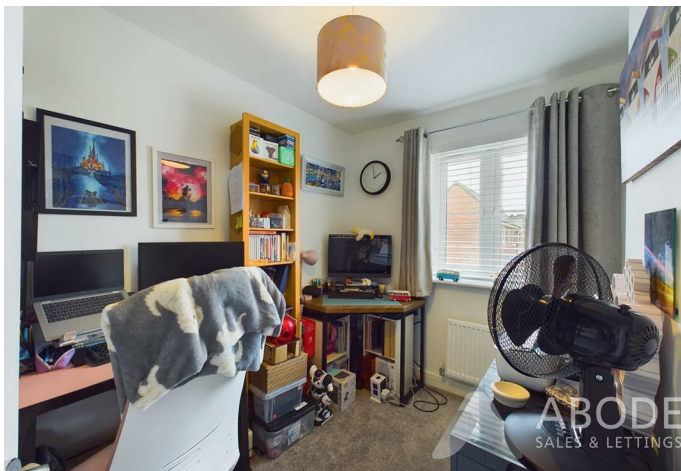
Outside

The outside of the property to the front elevation offers a wrap around fore garden, having a variety of plants and shrubs, with a centralised pathway leading to the front entrance door. The side elevation offers a block paved driveway leading to the garage. The rear elevation features a low maintenance landscaped garden, having stunning extended patio area ideal for seating, raised flower beds and astro turfed lawn.



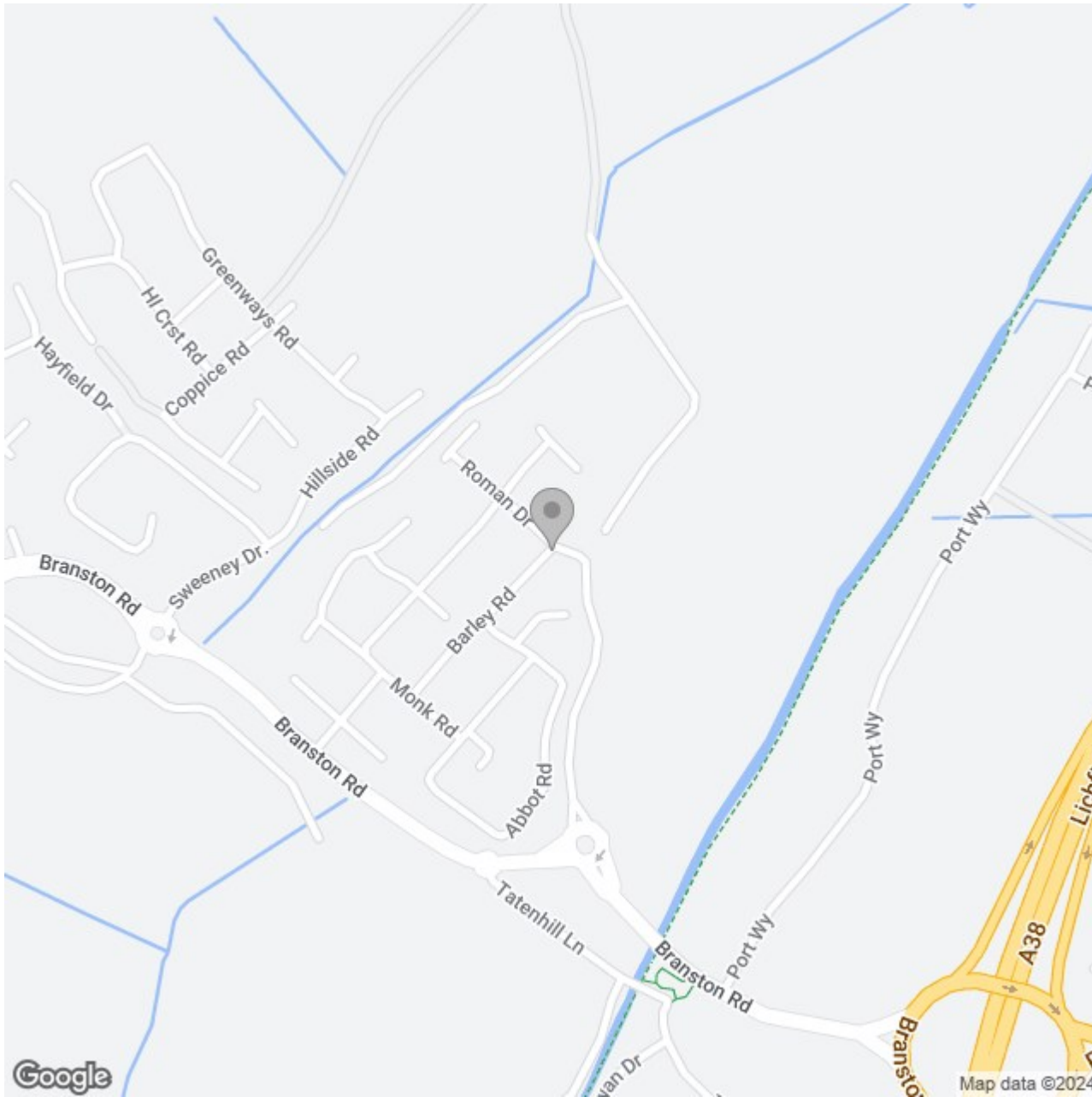












Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(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	