





A beautifully presented five bedroom detached property, having good access to a range of local amenities and transport links. The property benefits from two reception rooms, five well proportioned bedrooms, with two having en-suite shower rooms and the master having a dressing room. Viewing is highly recommend strictly via appointment only.



Entrance hall

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

Living Room

With central heating radiator and a bay fronted double glazed window.

WC/cloaks

With a low level wc, wash hand basin with mixer tap, central heating radiator and a double glazed window to the side elevation.

Kitchen

With a selection of matching wall and base units, having a straight edge preparation work surface, four ring hob, electric oven, one and a half bowl sink with mixer tap and drainer, integrated dishwasher, fridge and freezer, double glazed window to the rear elevation and recessed spotlighting.

Lounge Diner

With two central heating radiators, double glazed windows to the rear elevation, double glazed French doors leading out onto the garden, recessed spotlighting, an opening leading to the kitchen and a door leading to:

Utility Room

With a selection of matching wall and base units, having a roll edge preparation work surface with sink and mixer tap, central heating radiator, space for washing machine, double glazed window to the rear elevation and a composite side door.



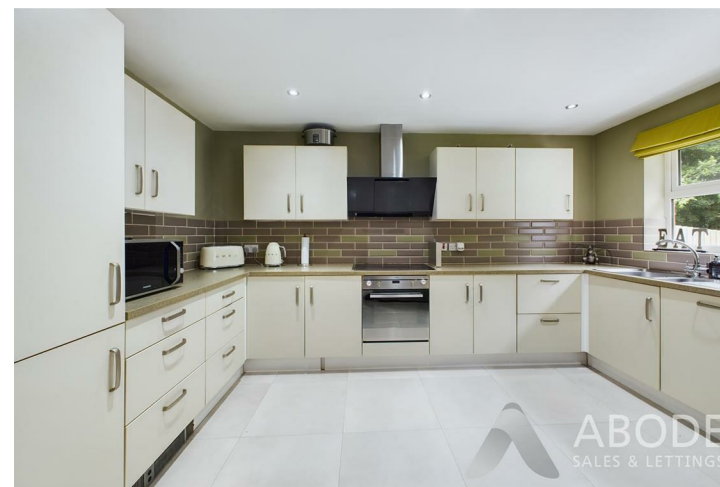
First Floor Landing

Bedroom Two

With two central heating radiators, built in wardrobe, double glazed French doors leading out onto the balcony 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, double shower with glass sliding door, central heating radiator and an electric extractor







fan.

Bedroom Three

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

Bedroom Four

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

Bedroom Five

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

Family Bathroom

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

Second Floor Landing

With central heating radiator and doors leading off to:

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 a central heating radiator.

Master Bedroom

With two central heating radiators, double glazed window to the side elevation, skylight and an opening leading to the dressing room.

Dressing Room

With built in wardrobes, drawers and a double glazed window to the rear elevation.

Outside

The outside of the property to the front elevation offers a tarmac driveway providing parking facility which leads to the front entrance door and garage. The rear elevation offers a beautifully landscaped garden having astro turf lawn and a patio area ideal for seating.

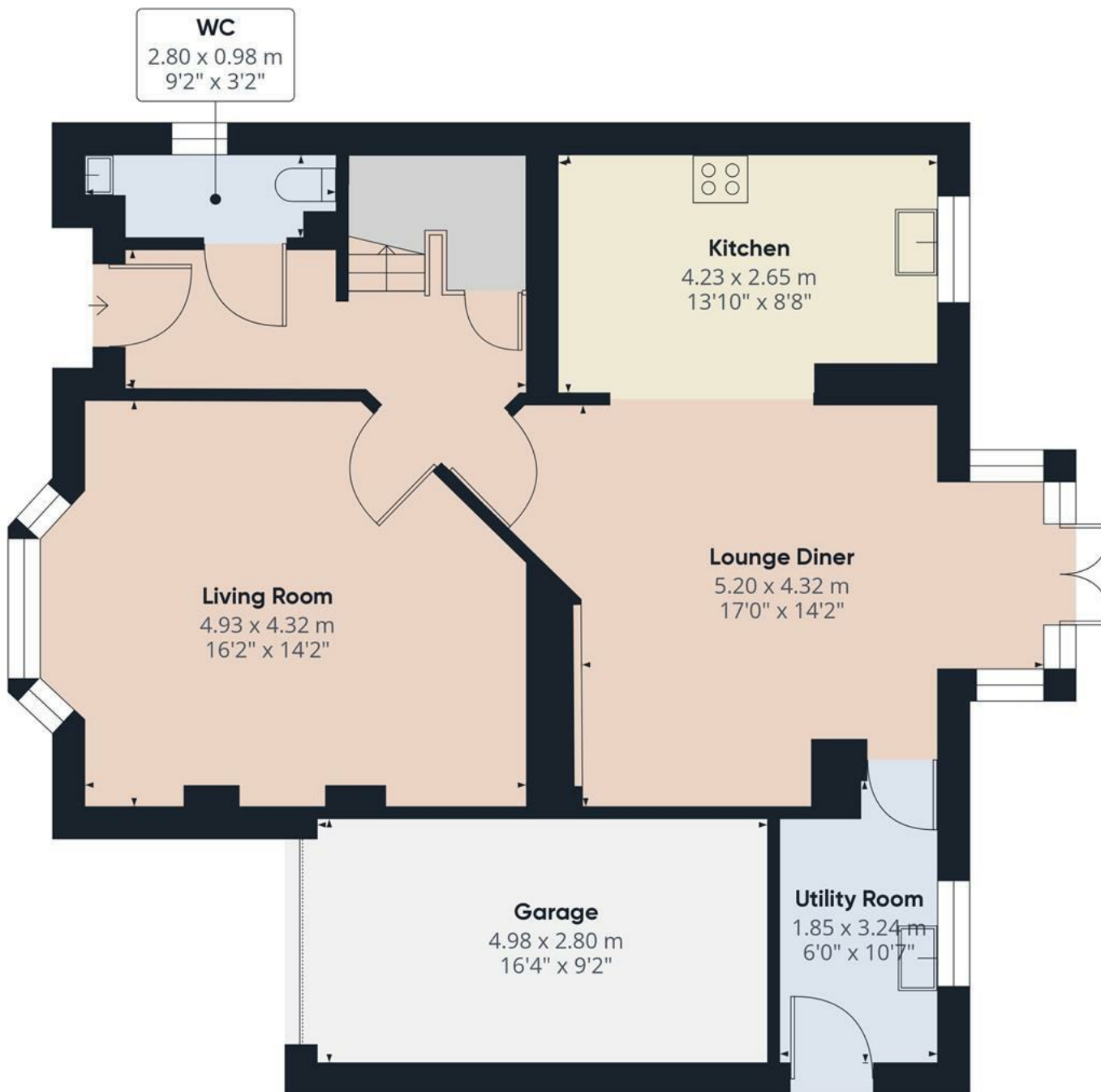












Floor 0

Approximate total area⁽¹⁾

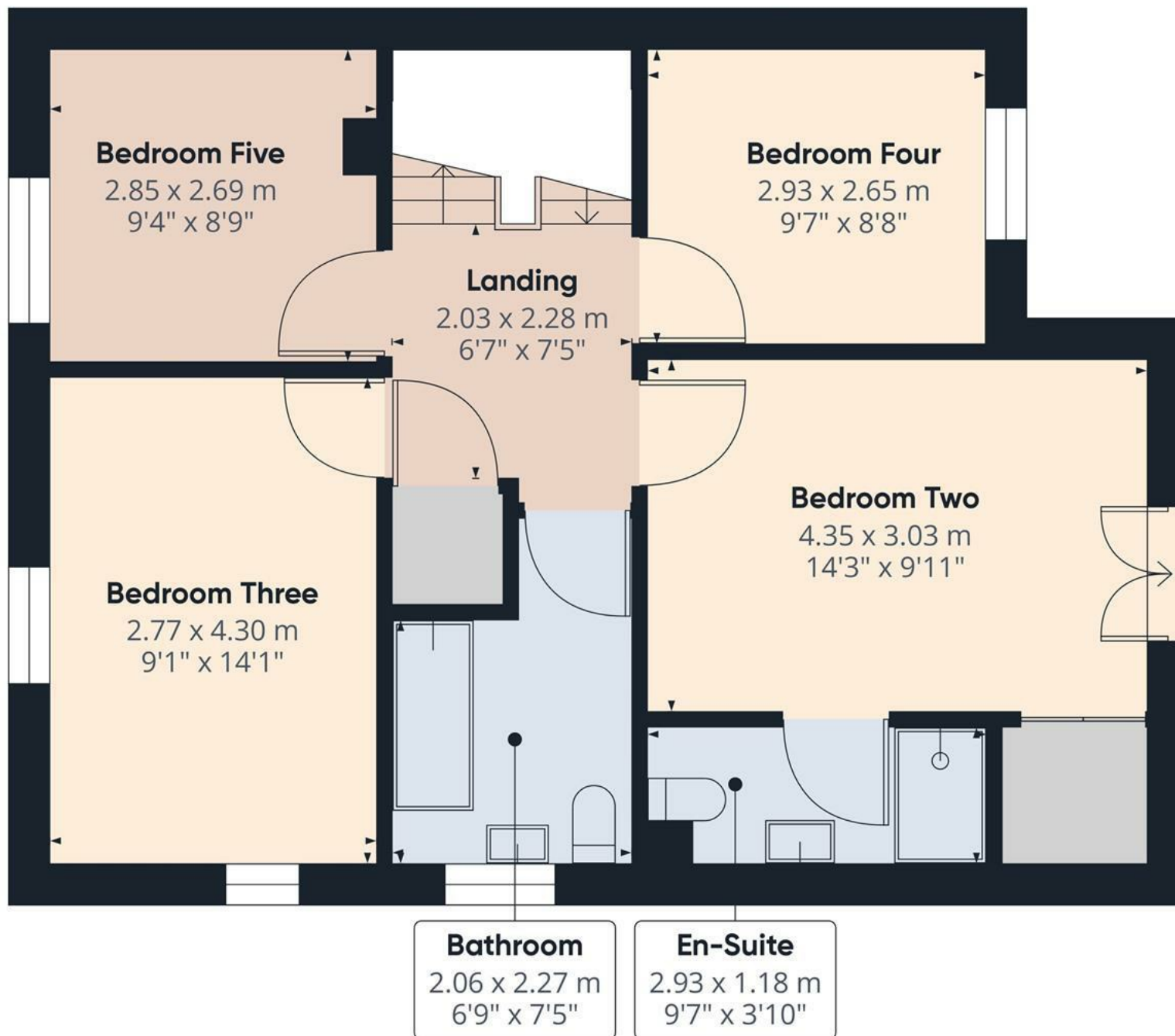
85.81 m²
923.65 ft²

(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.

Calculations are based on RICS IPMS 3C standard.

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Floor 1

Approximate total area⁽¹⁾

56.83 m²
611.71 ft²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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Energy Efficiency Rating

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