





**** IMMACULATE FOUR BEDROOM DETACHED FAMILY HOME WITH EXTENDED AND REFITTED OPEN PLAN LIVING AND DINING KITCHEN OPEN THROUGH TO A CONSERVATORY **** In brief the property offers a hall with guest cloakroom, lounge and a refitted kitchen with built in appliances, living/dining area and open through to a upvc double glazed conservatory. Four good size bedrooms, master with an ensuite shower room and views over the countryside and a family bathroom. Enclosed rear garden, drive and a garage (part converted into the kitchen). INTERNAL VIEWING HIGHLY RECOMMENDED



HALL

Entrance door into the hall with stairs to the first floor, radiator and doors to -

CLOAKROOM

Low flush wc, vanity sink unit wash hand basin and storage under, radiator.

LOUNGE

Feature fireplace with electric fire, radiator and upvc double glazed window to the front.

KITCHEN DINER

Fitted wall mounted, base and drawer units with oak work surfaces and breakfast bar. Two double electric ovens, induction hob and extractor hood, integrated dishwasher and full size fridge and freezer. Sink and drainer unit, radiator, upvc double glazed window onto the garden and open through to the conservatory.

CONSERVATORY

Upvc double glazed windows and doors onto the garden and a radiator.

FIRST FLOOR LANDING

Loft access, storage cupboard and doors to -

BEDROOM 1

Two upvc double glazed windows to the front with views over the countryside, radiator and door to -

EN SUITE

Enclosed shows, low flush wc, wash hand basin, radiator and upvc double glazed window.



BEDROOM 2

Upvc double glazed window to the front with views over the countryside and radiator.

BEDROOM 3

Upvc double glazed window and radiator.

BEDROOM 4

Upvc double glazed window and radiator.







BATHROOM

Panel enclosed bath with central taps and a shower attachment, low flush wc, vanity sink unit with wash hand basin and storage under, radiator and upvc double glazed window.

OUTSIDE

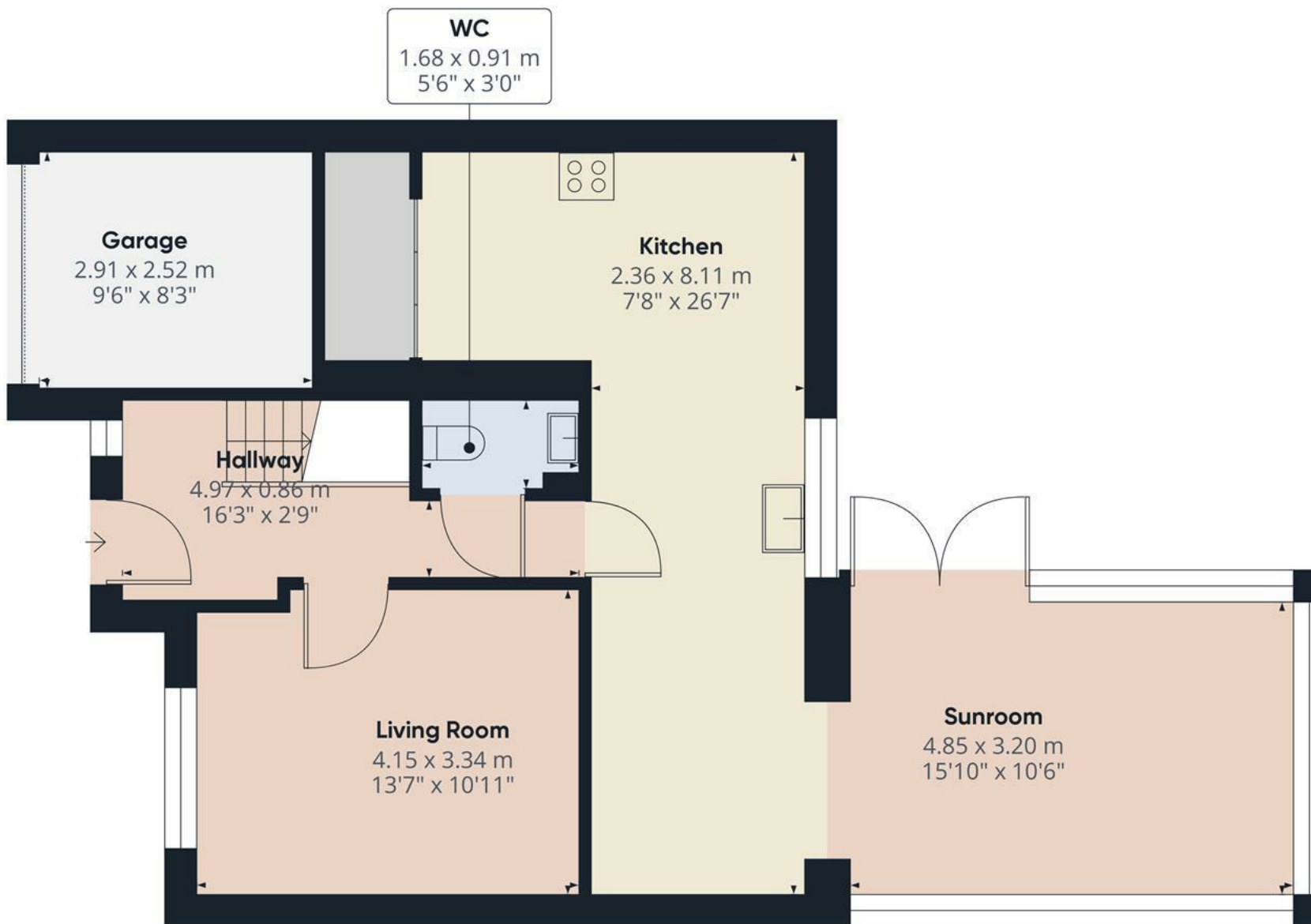
Double drive to the front with a lawn and side gated access to the enclosed rear garden offering seating areas and a lawn.











Approximate total area⁽¹⁾

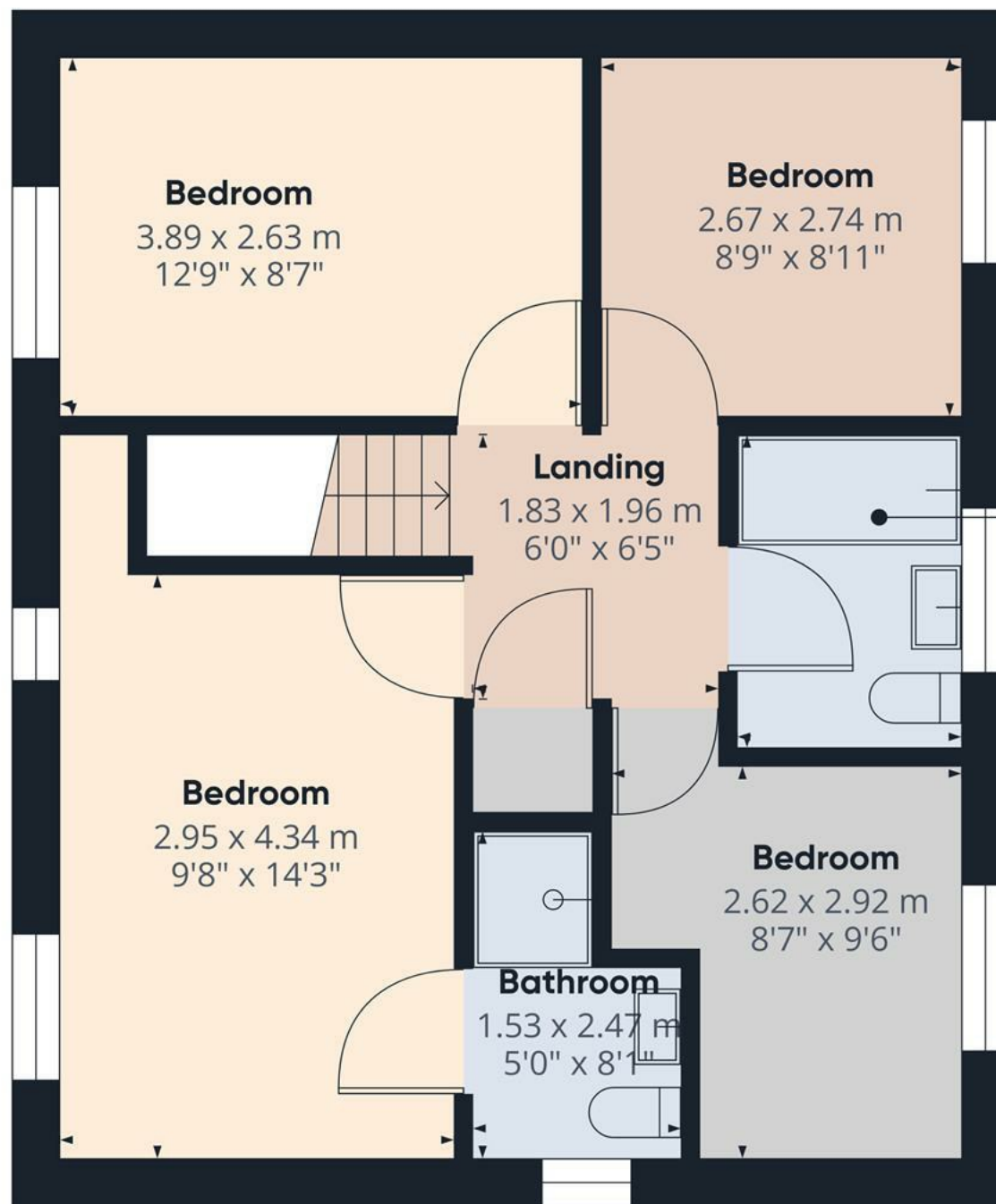
71.81 m²
772.96 ft²

(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⁾

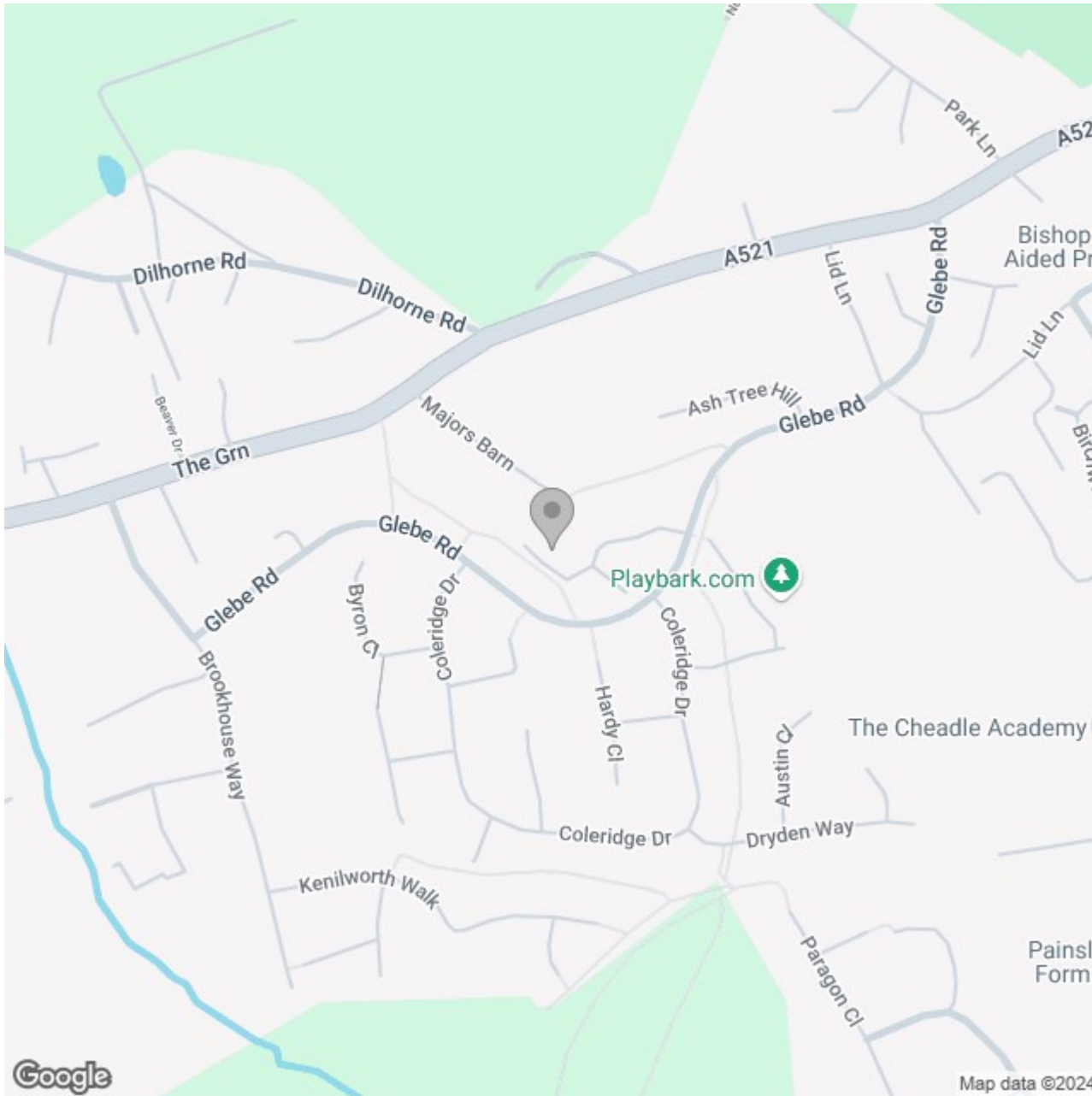
49.06 m²
528.08 ft²

(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		
(69-80) C	75	75
(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	