





**** DECEPTIVE FOUR BEDROOM
DETACHED PROPERTY **** THREE
RECEPTION ROOMS AND A LARGE
MODERN DINING KITCHEN **** This is
an impressive home located in a
popular area offering a porch and
hallway, sitting room, family room and
garden room. High specification kitchen
diner, guest cloakroom, four bedrooms,
two on each floor, a dressing room and
three en suites. Garden with lawn,
seating areas and pergola. Apple
parking to the front.



PORCH

Entrance door into the porch with door into the hall.

HALL

Stairs to the first floor, radiator and doors to -

FAMILY ROOM/SITTING ROOM

Upvc double glazed bay window to the front and radiator.

KITCHEN

Fitted wall mounted, base and drawer units with solid wood work surfaces and a sink and drainer unit. Fitted double oven and gas hob, integrated fridge freezer, integrated dishwasher and washer dryer. Matching breakfast bar and island, upvc double glazed window and door into the garden radiator, door to the garden room and lobby.

GARDEN ROOM

Electric fire, upvc double glazed window and doors onto the garden and a radiator.

LOBBY

Door to the lounge and guest cloakroom.

CLOAKROOM

Low flush wc, wash and basin.

LOUNGE

Feature fireplace with electric fire, two sky light windows and radiator.

BEDROOM

Upvc double glazed window and radiator, door to en suite.



EN SUITE

Shower, low flush wc, wash hand basin, fitted storage, radiator.

BEDROOM

Upvc double glazed bay window and radiator, door to en suite.

EN SUITE

Shower, low flush wc, wash hand basin, fitted storage, radiator.







FIRST FLOOR LANDING

Sky light window and doors to -

BEDROOM

Two sky light windows, radiator and door to -

EN SUITE

Panel enclosed bath with a shower and shower screen, low flush wc, wash hand basin, fitted storage, radiator and sky light window.

BEDROOM

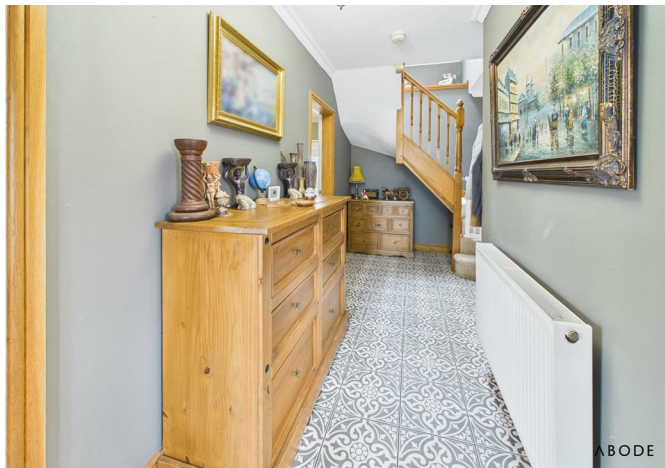
Two sky light windows, radiator.

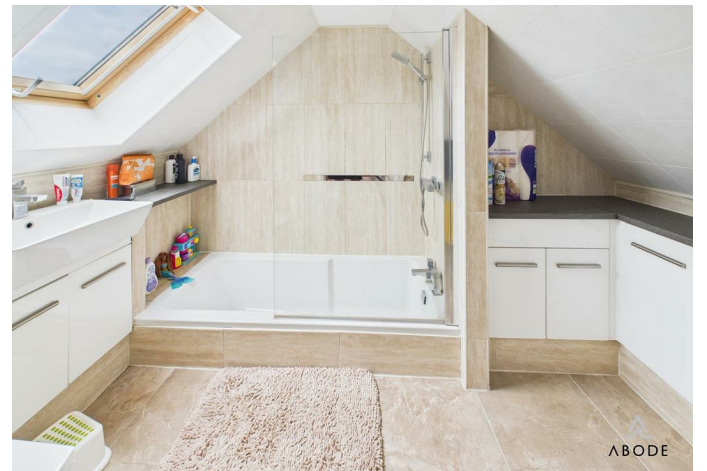
DRESSING ROOM

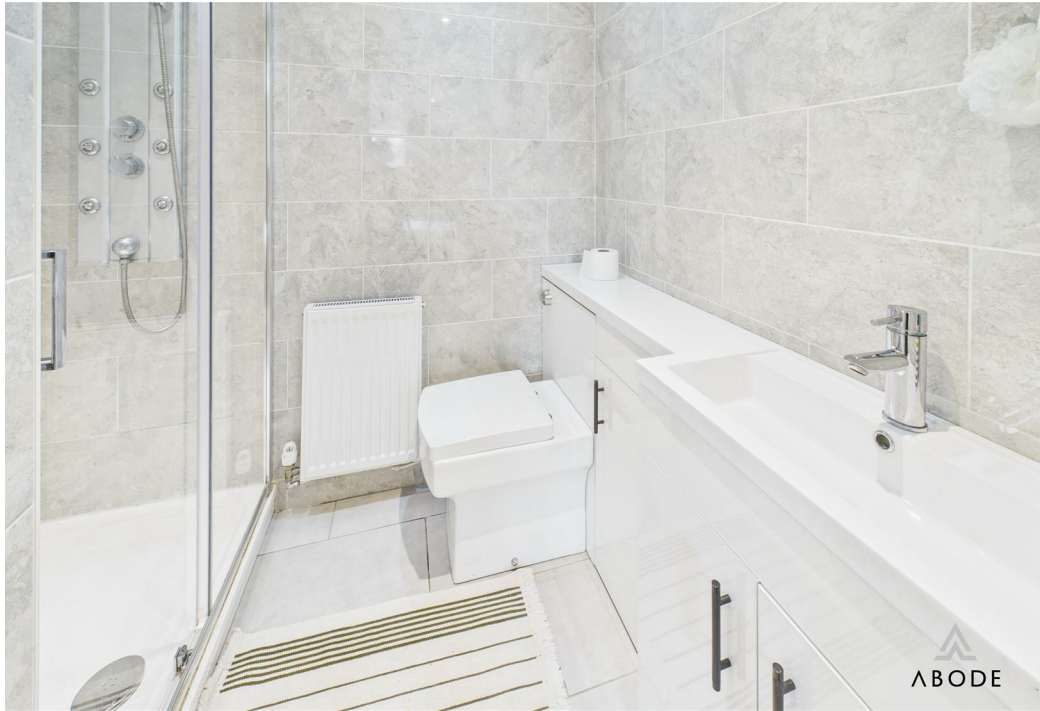
Radiator.

OUTSIDE

Front block paved drive providing ample parking. Enclosed rear garden with lawn, block paved seating area, covered seating area and timber sheds/storage.

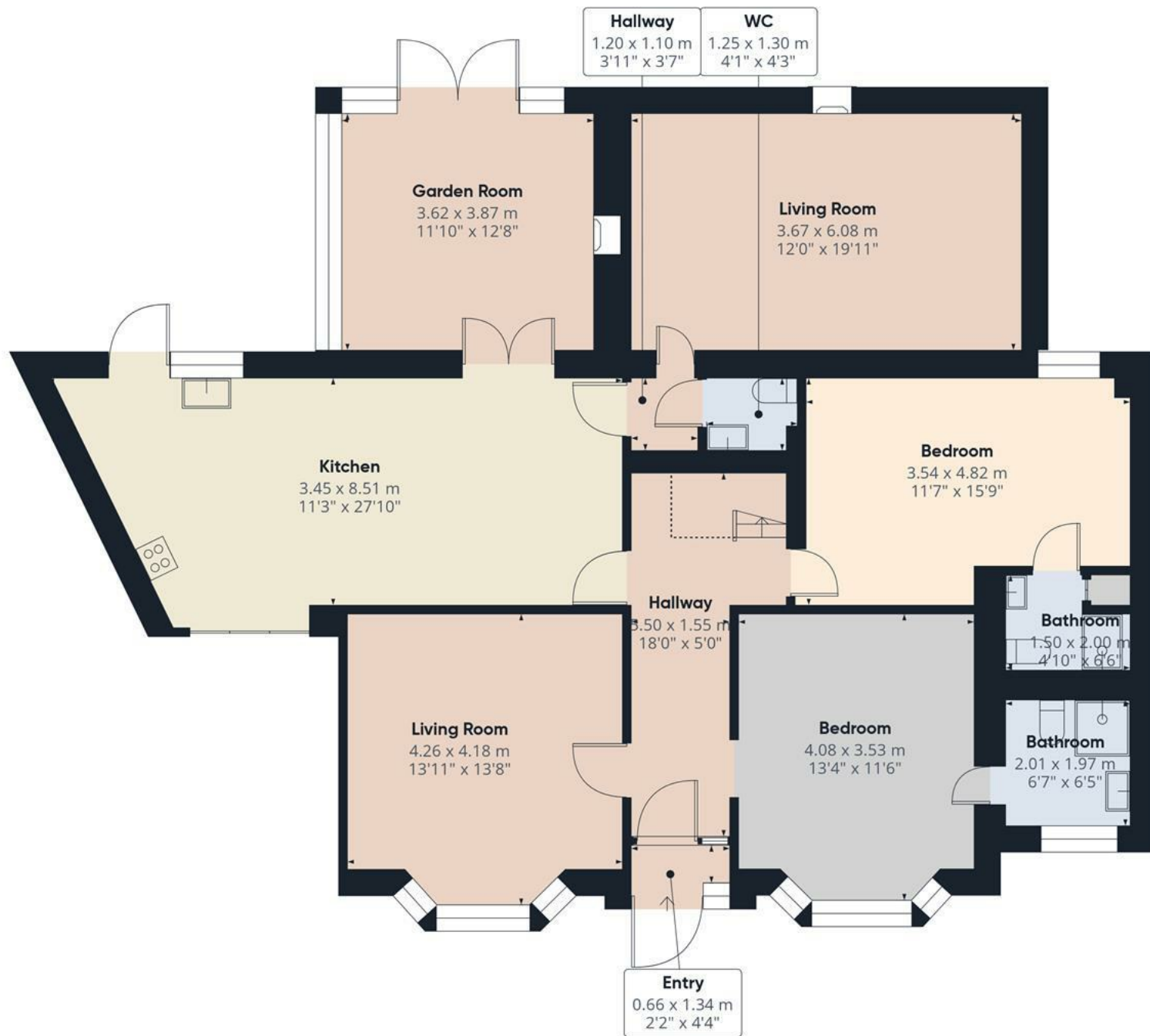












Floor 0

Approximate total area⁽¹⁾

132.6 m²
1428 ft²

Reduced headroom

1.8 m²
19 ft²

(1) Excluding balconies and terraces

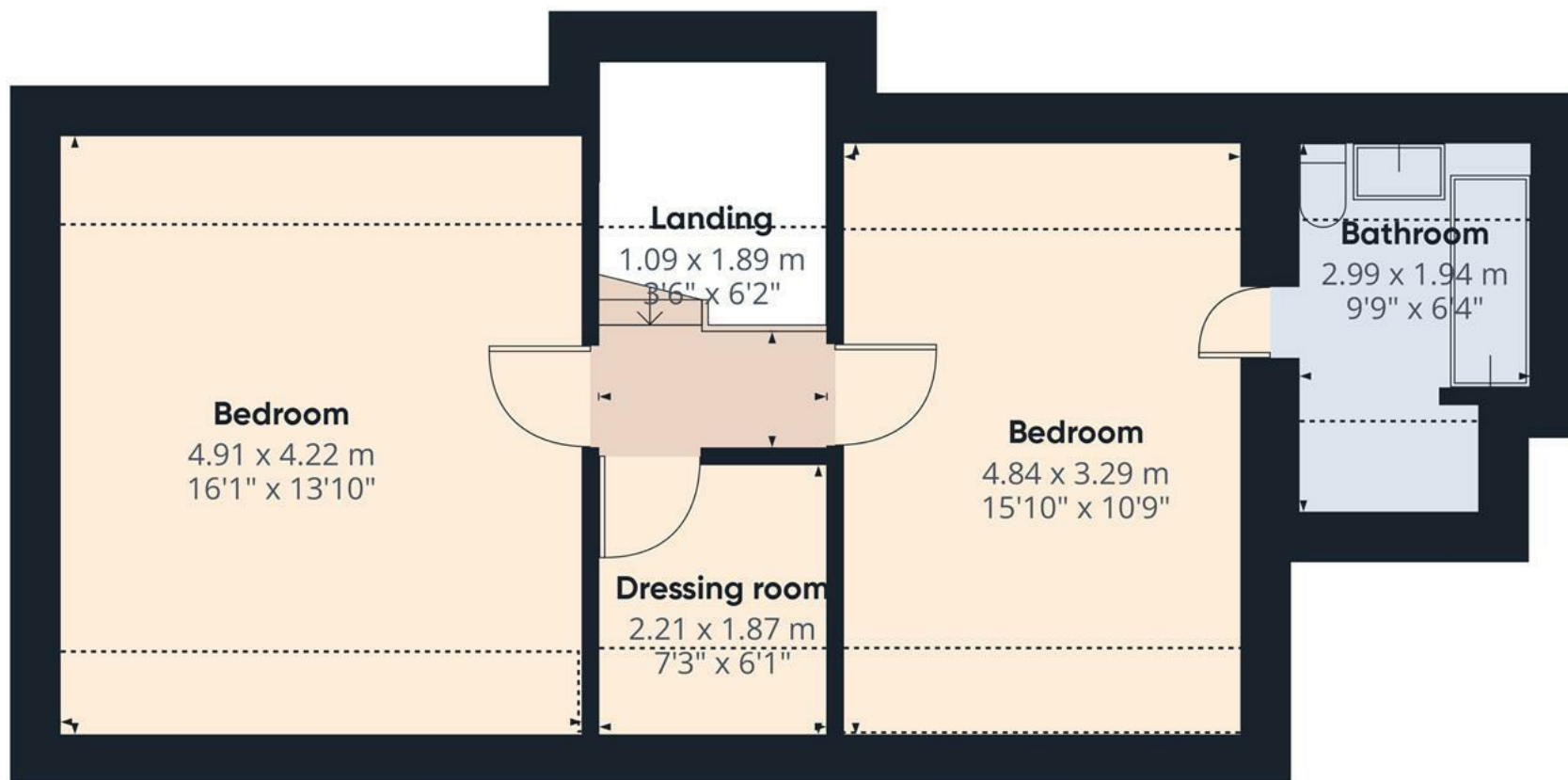
Reduced headroom

..... Below 1.5 m/5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1

Approximate total area⁽¹⁾

47.6 m²

513 ft²

Reduced headroom

13.5 m²

145 ft²

(1) Excluding balconies and terraces

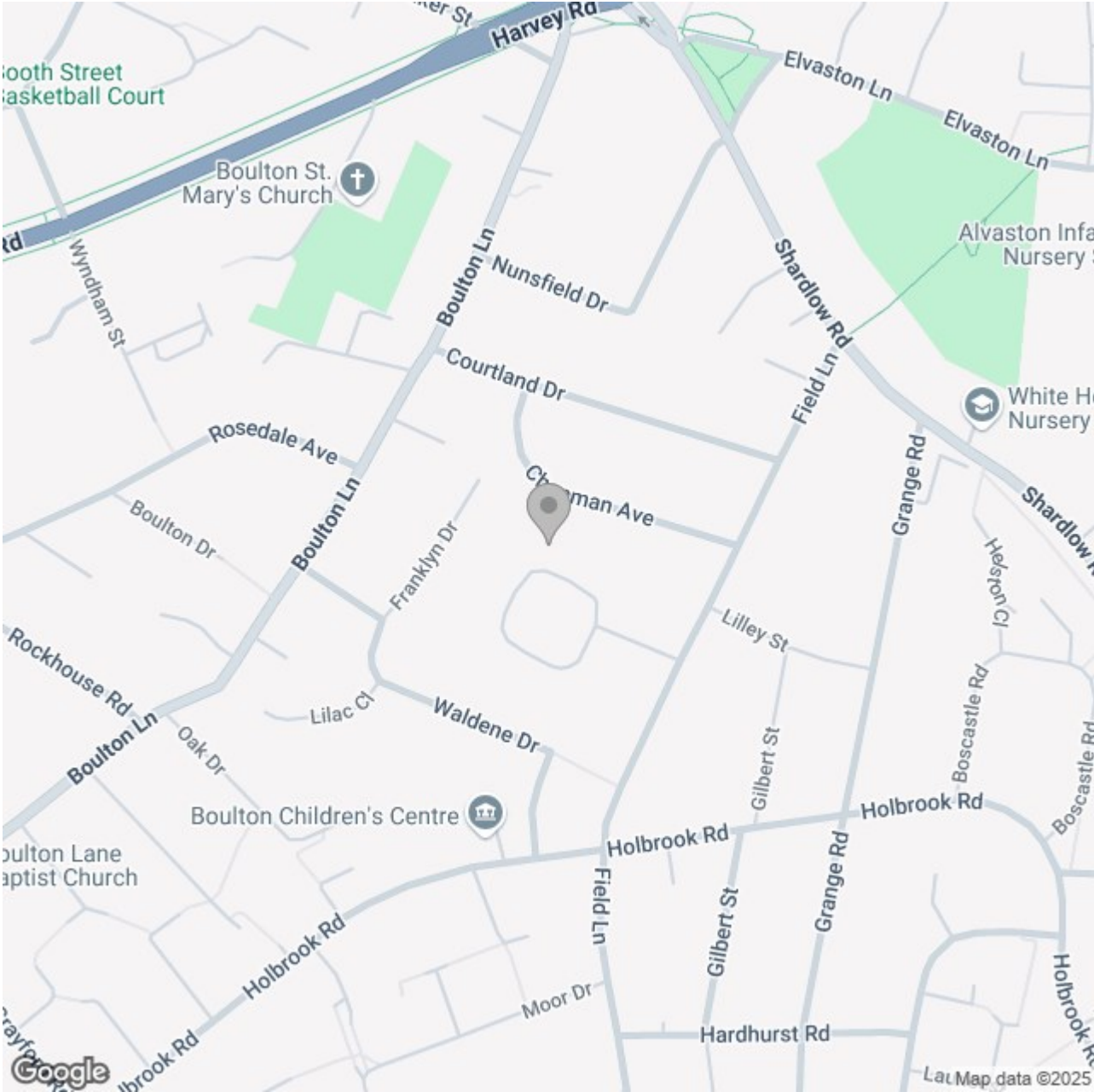
Reduced headroom

..... Below 1.5 m/5 ft

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC