







\*\*\*\* IMPRESSIVE EXTENDED  
FAMILY HOME \*\*\*\* COUNTRYSIDE  
VIEWS TO THE REAR \*\*\*\* This is a  
great opportunity to purchase a  
well presented family home in a  
sough after position. In brief the  
property offers a hallway, lounge  
and a dining room/family room,  
fitted dining kitchen, utility room  
and a guest cloakroom and shower  
room. The first floor offers three  
bedrooms and a family bathroom.  
Ample parking to the front and  
side and a double garage. A  
VIEWING APPOINTMENT IS  
HIGHLY RECOMMENDED.





## HALL

Entrance door into the hall with stairs to the first floor, under stairs storage cupboard, cast iron style radiator and doors to -

## LOUNGE

Feature fireplace with log burner, upvc double glazed windows and doors onto the garden, cast iron style radiator.

## DINING ROOM/FAMILY ROOM

Upvc double glazed bay window and a cast iron style radiator.

## KITCHEN DINER

High specification fitted units with Quartz work surfaces and a Belfast style sink with mixer tap. Space for a range style cooker and fitted extractor hood, integrated fridge freezer, dishwasher and a built in wine cooler. Upvc double glazed windows and a cast iron style radiator.

## UTILITY ROOM

Matching units with Quartz work surface, plumbing and space for a washing machine, space for a tumble dryer, wall mounted gas boiler, storage cupboard and radiator.

## LOBBY

Door to the garden and doors to -

## CLOAKS CUPBOARD

Radiator.

## WC

Low flush wc and radiator.



## SHOWER ROOM

Shower, wash hand basin with storage under, chrome ladder style radiator.

## FIRST FLOOR LANDING

Upvc double glazed window, cast iron style radiator, storage cupboard and doors to -

## BEDROOM

Wardrobes and cupboards, radiator and upvc double glazed window.









### BEDROOM

Upvc double glazed window and radiator.

### BEDROOM

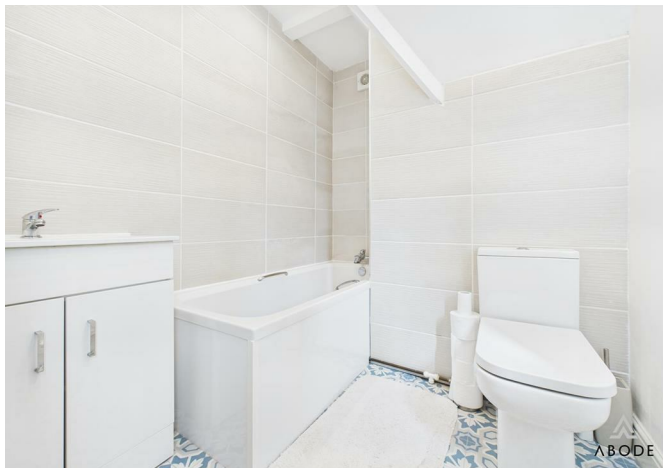
Upvc double glazed window and radiator.

### BATHROOM

Panel enclosed bath, wash hand basin with storage cupboard under, low flush wc, chrome heated towel radiator.

### OUTSIDE

Good size plot offering a lawn with borders and shrubs to the front. Ample parking parking down to a double garage. The rear offers a good size lawn, shrubs and plants, seating areas and lovely views over the fields.

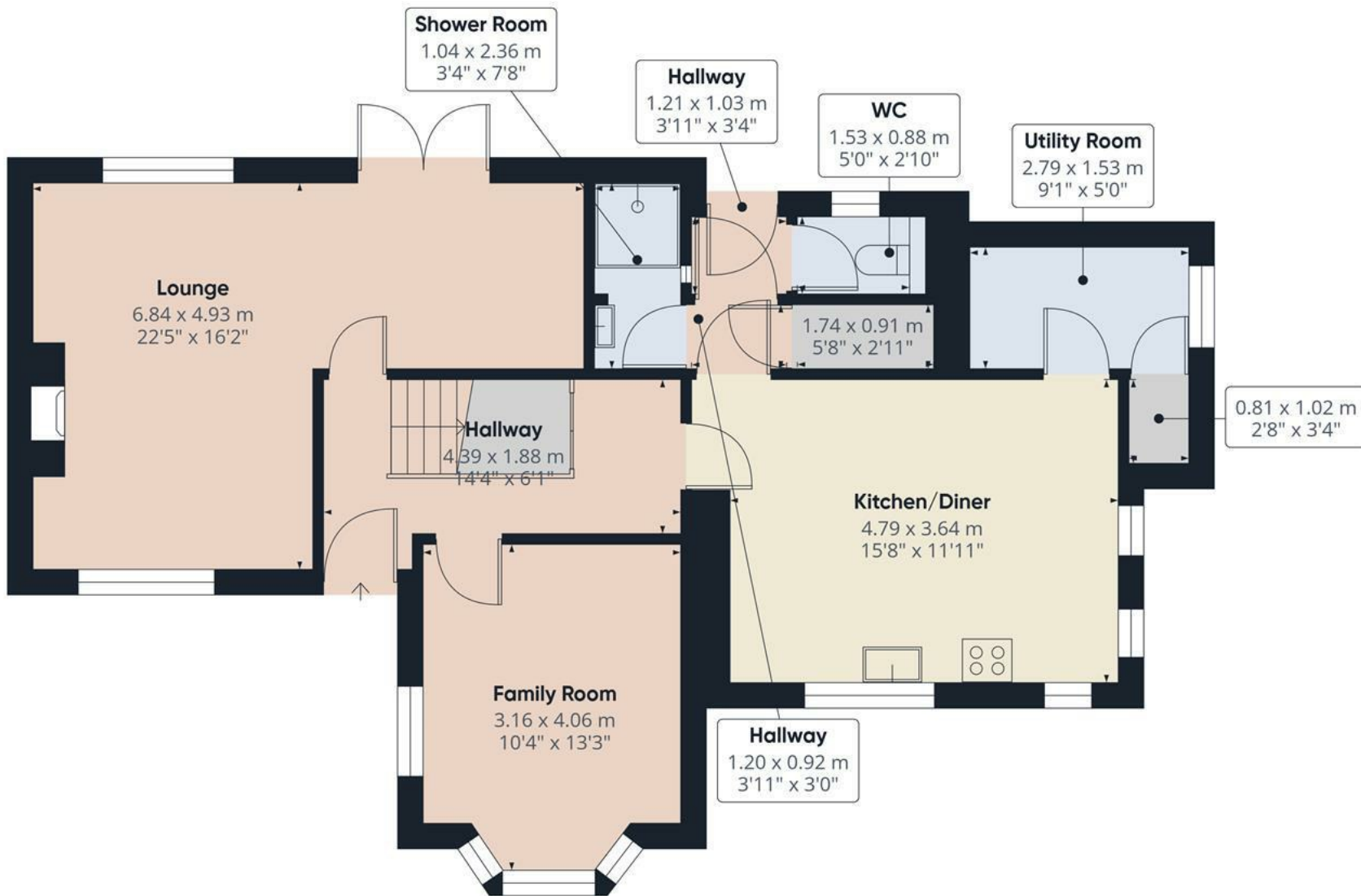












**Approximate total area<sup>(1)</sup>**  
77.5 m<sup>2</sup>  
835 ft<sup>2</sup>

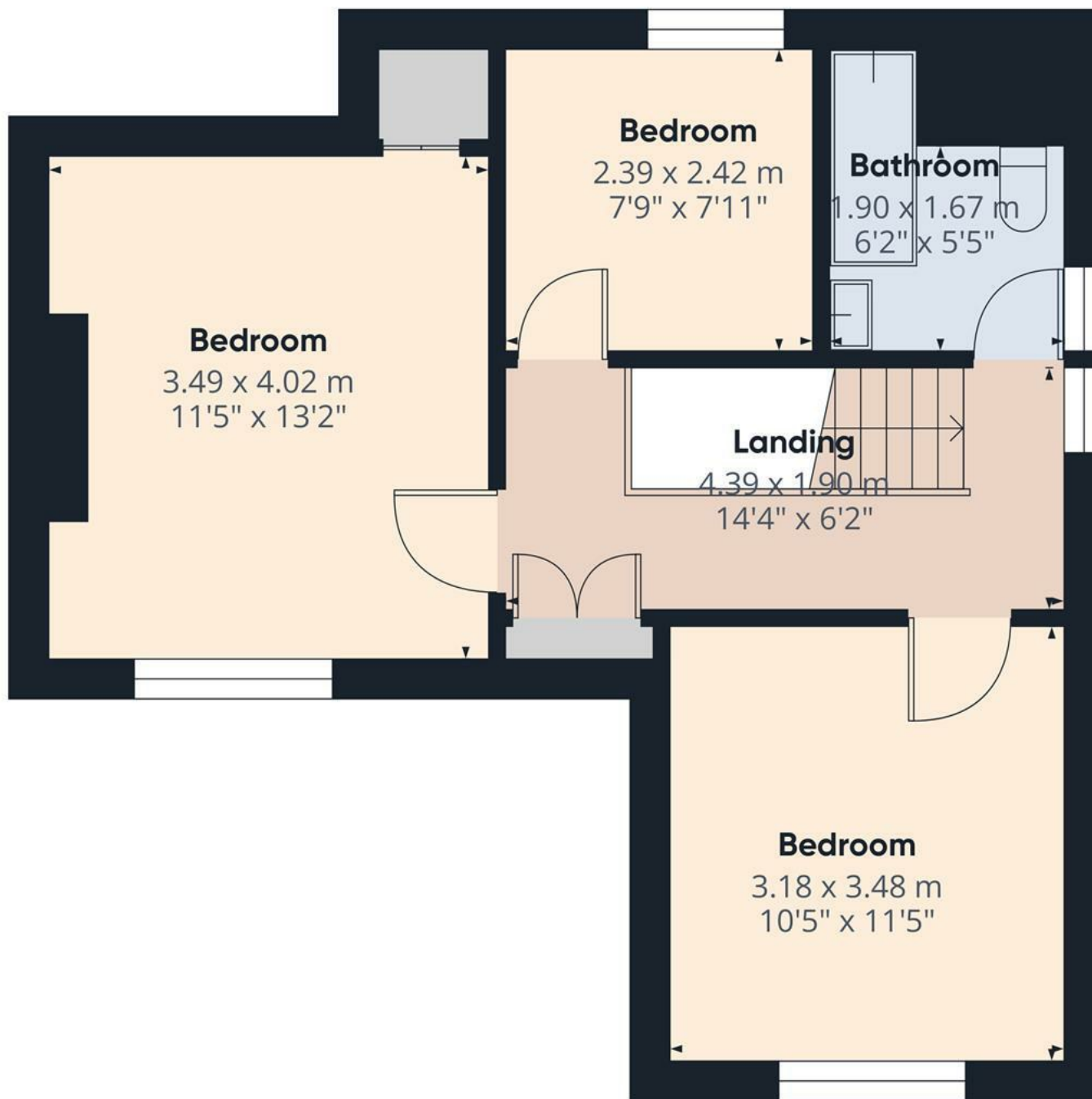
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

**Floor 0**





Floor 1

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

41 m<sup>2</sup>  
441 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



