





\*\*\*\* IMMACULATE DOUBLE FRONTED DETACHED FAMILY HOME \*\*\*\* Beautifully presented property offering an entrance hall, lounge, study and a fitted dining kitchen with doors onto the garden and a utility room with wc. Four bedrooms, master bedroom with an en suite shower room and a family bathroom. Landscaped garden, long drive and a garage, the front is used for storage and the rear has been converted into a HOME GYM with under floor heating.



## HALL

Entrance door into the hallway with stairs to the first floor, under stairs storage cupboard, radiator and doors to -

## UTILITY & WC

Fitted units, with work surfaces and a wash hand basin, integrated washing machine, low flush wc and a radiator.

## LOUNGE

Upvc double glazed bay window to the front elevation with fitted shutters, two radiators and double doors into the kitchen diner.

## KITCHEN DINER

Fitted wall mounted base and drawer units with work surfaces and a stainless steel sink and drainer unit with mixer tap. Fitted electric double oven, five ring gas hob and extractor hood over, integrated fridge freezer and dishwasher. Kick board LED lighting, upvc double glazed window and double doors onto the garden, radiator and a door into the hallway.

## STUDY

Upvc double glazed window to the front elevation with fitted shutters and a radiator

## FIRST FLOOR LANDING

Radiator, loft access, airing cupboard and doors too -

## BEDROOM 1

Upvc double glazed window to the front elevation, radiator and a door to the ensuite.



## EN SUITE

Corner shower cubicle, low flush wc, wash hand basin, chrome ladder style radiator and a upvc double glazed window.

## BEDROOM 2

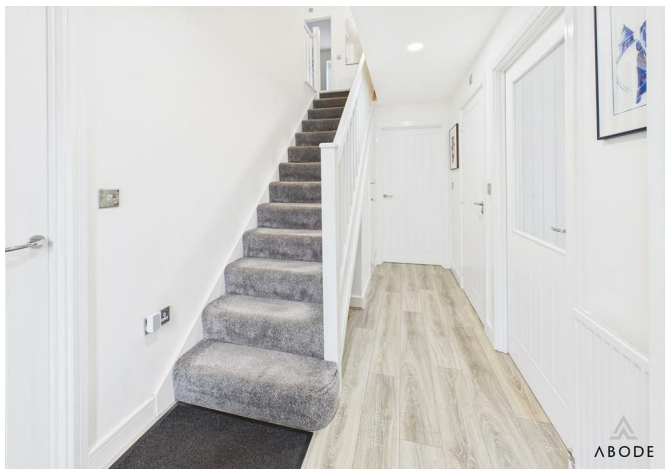
Upvc double glazed window and a radiator.

## BEDROOM 3

Upvc double glazed window and a radiator.







#### BEDROOM 4

Upvc double glazed window and a radiator.

#### BATHROOM

Panel enclosed bath with a shower and shower screen, wash hand basin, low flush wc, chrome ladder style radiator and a upvc double glazed window.

#### OUTSIDE

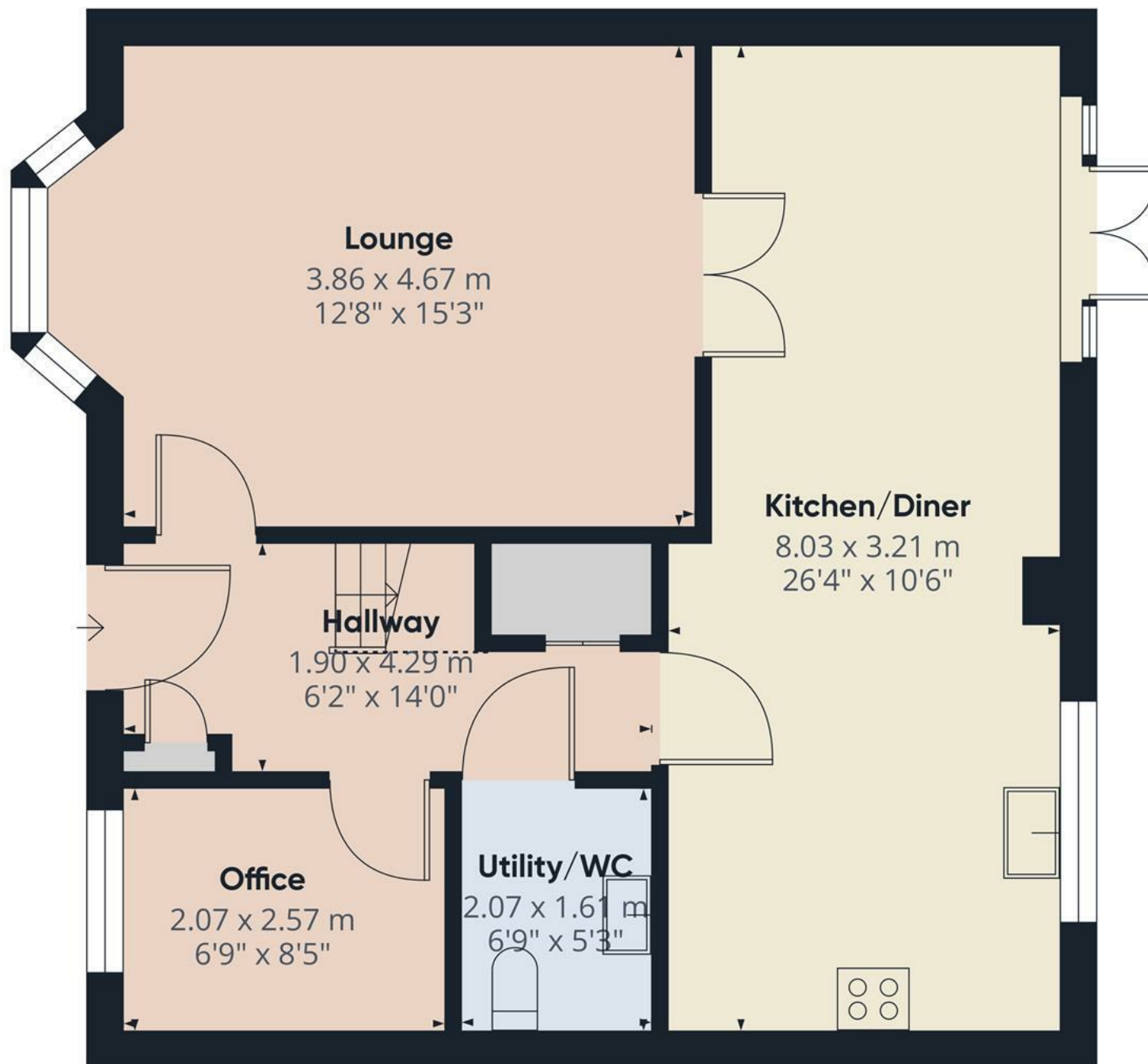
A long side driveway, gated access to the enclosed rear garden offering paved seating areas, lawns and stone borders. Personal door into the rear of the garage which has been converted into a home gym with underfloor heating. The front of the garage with up and over door provides useful storage.











Floor 0 Building 1

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

60.9 m<sup>2</sup>

656 ft<sup>2</sup>

**Reduced headroom**

0.8 m<sup>2</sup>

9 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

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