



**Plot
63**

Measurements

Kitchen/Breakfast/Dining/family
7.2m x 6.9m max
Utility 1.6m x 2.7m
Lounge 5.5m max x 3.3m

Bedroom 1 4.5m max x 3.8m max
Bedroom 2 4.4m max x 4.2m max
Bedroom 3 3.8m x 3.2m
Bedroom 4.3m x 3.4 max

- A substantial detached family home appreciating valley views
- Feature kitchen, breakfast dining room opening onto the garden
- Lounge to front with bay window and separate study/home office
- Utility room, cloakroom, gas central heating and double glazing
- Four bedrooms, master bedroom with ensuite and family bathroom
- Private driveway parking, integral garage and fully enclosed garden



"A substantial detached family home appreciating, sunny, far-reaching valley views"

This property boasts a feature kitchen, dining breakfast room with doors opening onto the private rear garden. Separate utility. There is a lounge with bay window to front. Study. Cloakroom. On the first floor are four bedroom, the large master bedroom enjoys two sets of double wardrobes and an ensuite shower room. Family bathroom with shower over bath. Mains gas central heating and full double glazing.

The private drive leads to an integral garage which benefits from direct access to the house. The rear garden is fully enclosed.

AGENTS NOTE: There is an annual maintenance fee of £200.00 for year 2024.

Tenure: Freehold. **Council Tax Band:** TBC.

