





**LOVELY FOUR BEDROOM
FAMILY HOME IN A SOUGHT
AFTER FAMILY LOCATION
WITHIN WHEATLEY HILLS,
BENEFITTING FROM VIEWS
OVER THE GOLF COURSE. A
delightful house that has been
much improved and extended to
create the ideal spacious family
house. Pleasantly presented
throughout you will not want to
miss this opportunity and an early
viewing is recommended. The
property briefly comprises of
entrance porch, entrance hallway,
lounge, separate dining room,
conservatory, kitchen, utility room,
stairs to the first floor landing, four
fabulous bedrooms, separate WC,
shower room, single garage, front
and rear gardens. PERFECT
FAMILY HOME IN DN2.**

ENTRANCE PORCH

6' 11" x 3' 3" (2.11m x 1.01m) The property is accessed via the front facing double glazed frosted door to the porch with front facing double glazed frosted window.

ENTRANCE HALL

6' 4" x 14' 6" (1.95m x 4.42m) Front facing single glazed frosted door to the hallway, front facing single glazed frosted window, stairs to the first floor, radiator, storage cupboard beneath the stairs and coving to the ceiling.

LOUNGE

12' 10" x 14' 6" (3.93m x 4.42m) Beautiful reception room with front facing double glazed window, double doors to the dining room, feature pebble effect fireplace with decorative surround, radiator, four wall lights and a central ceiling light with fan.

DINING ROOM

9' 5" x 10' 6" (2.88m x 3.21m) Accessed via the lounge a versatile room which lends itself to a dining room with serving hatch from the kitchen, rear facing double glazed sliding doors to the conservatory, radiator and coving to the ceiling.

CONSERVATORY

7' 1" x 7' 0" (2.18m x 2.14m) Additional reception space enjoying views over the garden via the side/rear facing double glazed windows, side facing double glazed French doors to the garden and tiled flooring.



KITCHEN

9' 8" x 10' 8" (2.97m x 3.26m) Lovely kitchen space with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer unit, space for a fridge/freezer, plumbing for a washing machine, plumbing for a dishwasher, space for a freestanding cooker with gas hob, partially tiled walls, rear facing double glazed window, door to the utility room, pantry and boiler unit housed in cupboard.







UTILITY/STORAGE ROOM

7' 9" x 10' 3" (2.37m x 3.13m) Benefitting from fitted storage cabinets, tiled flooring, rear facing double glazed window and rear facing double glazed frosted door.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

Providing access to all bedrooms/shower room, radiator and coving.



BEDROOM

11' 6" x 12' 7" (3.52m x 3.84m) Fabulous double bedroom with fitted wardrobes, radiator and rear facing double glazed window.

BEDROOM

11' 6" x 12' 10" (3.53m x 3.92m) Further spacious double bedroom with more fitted wardrobes, radiator, coving and front facing double glazed window.

BEDROOM

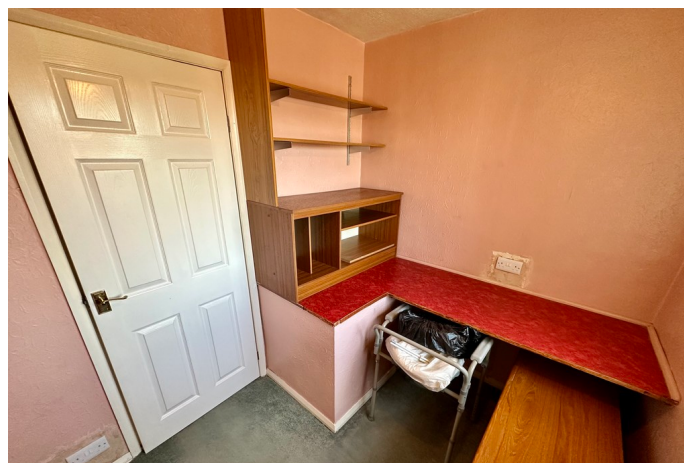
8' 3" x 14' 2" (2.53m x 4.32m) Part of the extension another great bedroom with front facing double glazed window, rear facing double glazed window, radiator and coving to the ceiling.

BEDROOM/OFFICE

7' 10" x 6' 7" (2.39m x 2.01m) Currently utilised as an office space and with front facing double glazed window.

WC

2' 11" x 4' 7" (0.91m x 1.41m) Benefitting from a low flush WC, side facing double glazed frosted window and a loft access point.



SHOWER ROOM

7' 9" x 5' 6" (2.38m x 1.69m) Nicely presented shower room with wash hand basin within a large vanity unit, shower cubicle with electric shower unit above, extractor fan, tiled walls and rear facing double glazed frosted window.

FRONT GARDEN & DRIVEWAY

Off street parking is available on the driveway in front of the garage, small lawned garden and a walled boundary.

GARAGE

Single garage with up and over door.

REAR GARDEN

Fence enclosed rear garden with paved patio, raised rear gravel bed, central lawn, two sheds and side access to the front.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: B

HEATING SYSTEM: GAS CENTRAL HEATING SYSTEM

BOILER INSTALLATION: 29.05.2021

LAST BOILER SERVICE: 12.09.2023

ELECTRICS LAST CHECKED: 24.07.2010

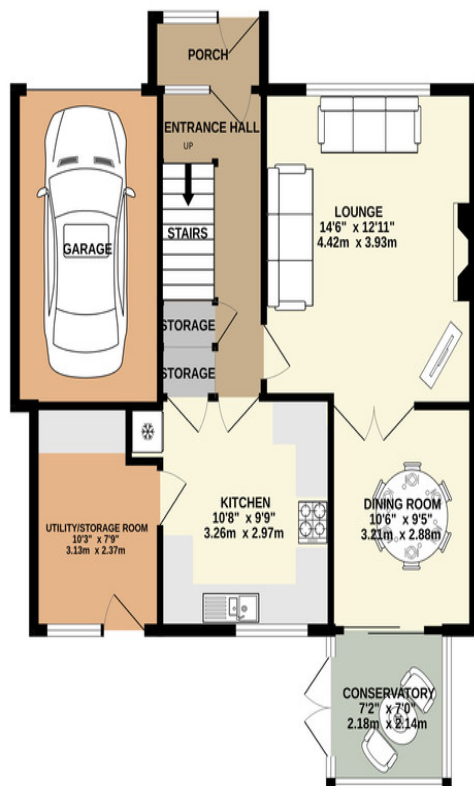
GAS METER LOCATION: GARAGE

ELECTRIC METER LOCATION: GARAGE

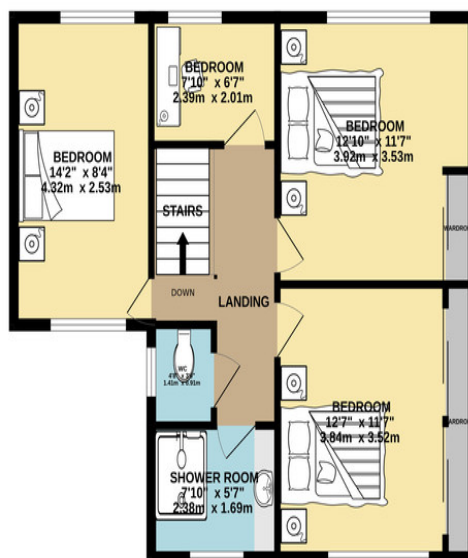
WATER METER LOCATION: KITCHEN

SERVICES: MAINS

GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.



1ST FLOOR
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA: 1369 sq.ft. (127.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.