





Ground Floor

Entrance Hallway

Enter the property via a timber / partly double glazed front door and having a coved ceiling with a ceiling light point, a central heating radiator, Karndean flooring, carpeted stairs leading to the first floor and doors to the kitchen / diner / family room, the lounge and a downstairs WC.

Downstairs WC

Having a WC, a wash hand basin with a mixer tap fitted, a tiled splashback, Karndean flooring, a ceiling light point, an extraction fan and a central heating radiator.

Lounge

20' 6" x 12' 1" (6.24m x 3.68m)

Having a uPVC / double glazed window to the front aspect, a coved ceiling with a ceiling light point, a central heating radiator, a gas fire with a fireplace surround, carpeted flooring and glazed doors leading to the conservatory.

Conservatory

9' 0" x 11' 9" (2.74m x 3.58m)

Being constructed from a low-level brick wall and uPVC / double glazed windows. Also having wall lighting, Karndean flooring and French doors to the side aspect opening to the rear garden.

Kitchen/ Diner/ Family Room

Kitchen/Diner

33' 6" x 12' 10" (10.20m x 3.91m)

Being fitted with a range of wall, base and drawer cabinets with quartz work surface over and matching upstands. Also having a uPVC / double glazed window to the front aspect, two central heating radiators, laminate flooring, an under mounted sink with drainer grooves inset into the quartz worktop and a mixer tap fitted, integrated appliances which include; an electric double oven, a microwave and a dishwasher, a five burner gas hob with a chimney style extraction hood over, a space for an upright American style fridge freezer, a coved ceiling with ceiling spotlights, under cabinet accent lighting and a door leading to the utility room.

Family Area

Open plan from the kitchen / diner area and having three uPVC / double glazed windows one to the rear aspect and two to the side aspect all fitted with Roman blinds, ceiling spotlights and an open fireplace with a log burner fitted.

Utility room

Having a uPVC / double glazed door to the rear aspect allowing access to the garden and being fitted to match the kitchen / diner wall and base cabinets with quartz work surface over as well as matching upstand, an under mounted sink with a mixer tap fitted, laminate flooring, plumbing for a washing machine, a ceiling light point and a central heating radiator.

First Floor

Landing

Having two uPVC / double glazed windows one to the front aspect and one to the rear both fitted with horizontal blinds, two ceiling light points, carpeted flooring, a central heating radiator, access to the loft space and doors leading to the four bedrooms and the family bathroom.

Bedroom One

12' 8" x 11' 0" (3.86m x 3.35m)

Having a uPVC / double glazed window to the front aspect fitted with horizontal blinds, a central heating radiator, a ceiling light point, built-in wardrobes, carpeted flooring and a door leading to the en-suite shower room.

En-suite Shower Room

Having an obscure uPVC / double glazed window to the side aspect, a chrome finished central heating towel rail, ceiling spotlights, a WC, a wash hand basin with a mixer tap fitted, tiled walls and flooring, an extraction fan and a shower cubicle with a thermostatic shower installed.

Bedroom Two

10' 1" x 12' 3" (3.07m x 3.73m)

Having a uPVC / double glazed window to the rear aspect, a central heating radiator, a ceiling light point, carpeted flooring and built-in wardrobes.

Bedroom Three

10' 1" x 10' 8" (3.07m x 3.25m)

Having a uPVC / double glazed window to the rear aspect, a central heating radiator, a ceiling light point and carpeted flooring.

Bedroom Four

8' 9" x 12' 4" (2.66m x 3.76m)

Having a uPVC / double glazed window to the front aspect fitted with a horizontal blind, a central heating radiator, a ceiling light point, carpeted flooring and a built-in wardrobe.

Family Bathroom

Having an obscure uPVC / double glazed window to the side aspect, ceiling spotlights, a WC, a wash hand basin with a mixer tap fitted, fully tiled walls and flooring, a chrome finished central heating towel rail, an extraction fan, a bath with a mixer tap fitted and a shower cubicle with a thermostatic shower installed.

Outside

Garage

Having power, lighting, a uPVC / double glazed door to the rear aspect opening to the garden, a uPVC / double glazed window also to the rear aspect and a remote operated electric roller shutter door to the front aspect opening to the driveway.

Front

Having a large private block paved driveway which is suitable for parking multiple vehicles, a lawn, a storm porch above the front entrance, access to the garage and access to the rear of the property via a wooden side gate.

Rear

Being mainly lawn with a patio dining area, outdoor courtesy lighting, access to the garage, a summerhouse and access to the front of the property via a wooden side gate.

Agents Notes

Tenure – Freehold
Council Tax Band - E



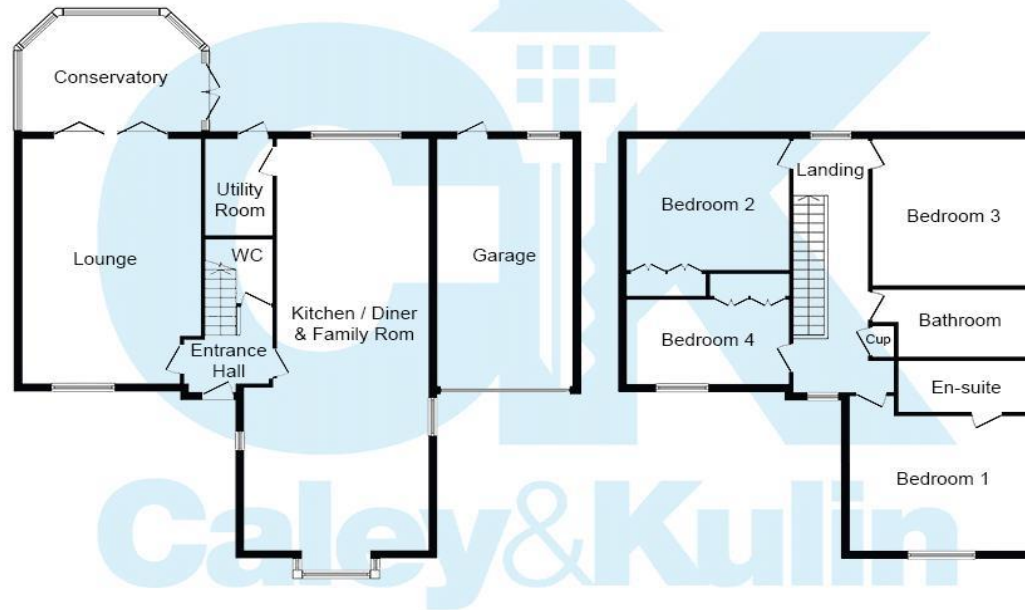








* An immaculately presented four bedroom home in a very desirable area *



Please note; this floorplan is for illustration purposes only and may not be a true reflection of the property's layout nor is this plan drawn to scale.

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Council Tax Band: E
EPC Rating: Awaiting EPC
Tenure: Freehold
Version: CK640/001



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