



SCHOOL LANE, BURNTWOOD



Ground Floor

Entrance Hallway

Enter via a uPVC/partly double glazed front door and having a coved ceiling with two ceiling light points, laminate flooring, a carpeted spindle stairway leading to the first floor, a central heating radiator, an under-stairway storage cupboard and doors opening to the sitting/dining room, the lounge, the kitchen and the downstairs WC.

Sitting/Dining Room

12' 6" x 9' 3" (3.81m x 2.82m)

Having a uPVC/double glazed walk-in bay window to the front aspect, a coved ceiling with a ceiling light point, laminate flooring, a central heating radiator and a television aerial point.

Open plan lounge/kitchen

Lounge Area

14' 9" x 14' 5" (4.49m x 4.39m)

Having uPVC/double glazed French doors to the rear aspect opening to the conservatory, a coved ceiling with two ceiling light points, laminate flooring, a gas fire with a fireplace surround and a television aerial point.

Kitchen Area

14' 7" x 9' 3" (4.44m x 2.82m)

Being fitted with a range of gloss, handle-less wall, base and drawer units with granite work surface over and matching upstands and having two uPVC/double glazed windows one to the rear aspect and one to the side aspect, ceiling spotlights, a vertical central heated radiator, an under mounted sink with drainer grooves inset into the quartz worktop and a mixer tap fitted, tiled flooring, an electric oven integrated in a tall cabinet with an integrated microwave above, a four burner gas hob with an angled, black glass extraction unit over and a full height granite splashback behind, an integrated dishwasher, plumbing for a washing machine, a peninsula with breakfast bar seating, space for an American style fridge/freezer and a uPVC/double glazed door to the side aspect opening to the garden.

Conservatory

17' 7" x 9' 3" (5.36m x 2.82m)

Being constructed from a low-level brick wall and uPVC/double glazed windows to the side and rear aspects and having an insulated uPVC roof, laminate flooring, a ceiling light point with a fan and uPVC/double glazed French doors to the side aspect opening to the rear garden.

Downstairs WC

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

First Floor

Landing

Having a ceiling light point, carpeted flooring, an airing cupboard, doors opening to the four bedrooms and the family bathroom and access to the loft space which is three-quarter boarded and has a drop-down ladder.

Bedroom One

12' 0" x 10' 7" (3.65m x 3.22m)

Having three uPVC/double glazed windows to the front aspect, a ceiling light point, a central heating radiator, fitted wardrobes, over-bed, wall storage cabinets, laminate flooring and a door opening to the en-suite shower room.

En-suite Shower Room

Having an obscured uPVC/double glazed window to the front aspect, a central heating towel rail, tiled flooring, a WC, a wash hand basin with a mixer tap fitted, partly tiled walls and a double width shower with a thermostatic shower installed.

Bedroom Two

12' 5" x 8' 5" (3.78m x 2.56m)

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

Bedroom Three

10' 4" x 8' 5" (3.15m x 2.56m)

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

Bedroom Four

9' 5" x 7' 2" (2.87m x 2.18m)

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

Family Bathroom

Having an obscured uPVC/double glazed window to the side aspect, a central heating towel rail, tiled flooring, inset spotlights, a WC, a wash hand basin with a mixer tap fitted, partly tiled walls an extraction unit and a P-shaped bath with mixer tap fitted, a thermostatic shower over and a glass shower screen installed.

Outside

Front

Having a large block-paved driveway suitable for parking multiple vehicles, courtesy lighting, access to the garage and access to the rear of the property via a wooden side gate.

Garage

Having power, lighting and an electric roller shutter door.

Rear

Having a patio dining area, a lawn, security lighting, a cold-water tap and access to the front of the property via a wooden side gate.



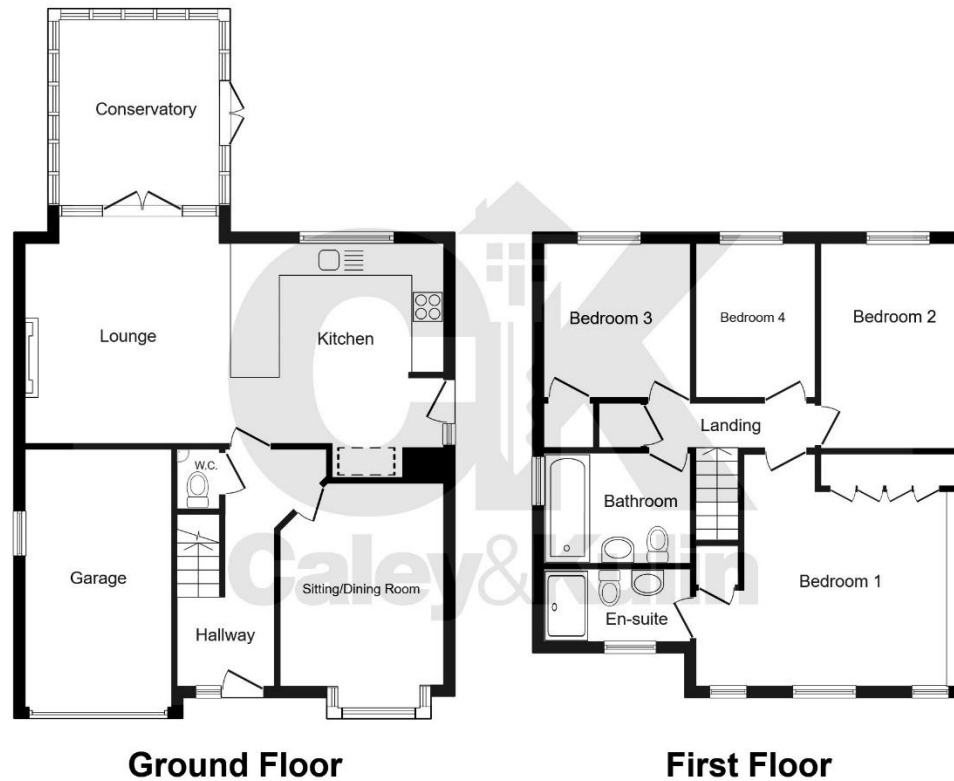








* A spacious, immaculately presented, four bedroom, detached family home *



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Council Tax Band: D

EPC Rating: D

Tenure: Freehold

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