





**Ground Floor**



**Entrance Hallway**

Enter via a timber/partially double glazed front door and having a ceiling light point, a central heating radiator, luxury vinyl tile flooring, a carpeted spindle stairway to the first floor which has inset staircase lighting, fitted under-stairway storage and doors opening to the lounge, the kitchen and the downstairs WC.

**Lounge**

**16' 9" x 10' 11" (5.10m x 3.32m)**

Having a uPVC/double glazed walk-in bay window to the front aspect, a coved ceiling, wall lighting, two central heating radiators, an electric, living flame fire, luxury vinyl tile flooring and glazed double doors opening to the dining room.

**Open Plan Kitchen/Dining Room/Conservatory**

**Dining Room**

**12' 3" x 9' 9" (3.73m x 2.97m)**

Being open plan to the conservatory and kitchen and having a ceiling light point, wall lighting, a central heating radiator and luxury vinyl tile flooring.

**Conservatory (with a solid roof)**

**12' 6" x 11' 0" (3.81m x 3.35m)**

Being constructed from a low-level brick wall and uPVC/double glazed windows to the side and rear aspects and having a solid tiled roof with two Velux style windows fitted, ceiling spotlights, two vertical central heating radiators, a television aerial point, luxury vinyl tile flooring and uPVC/double glazed French doors to the side aspect opening to the rear garden.

**Kitchen**

**12' 3" x 19' 6" (3.73m x 5.94m)**

Being open plan to the dining room and fitted with a range of gloss-finished wall, base and drawer cabinets with laminate work surface over and matching upstands and having three uPVC/double glazed window to the rear aspect, tiled flooring, both ceiling spotlights and a ceiling light point, plinth lighting, a vertical central heating radiator, a one and a half bowl sink with a spray-arm mixer tap fitted and a drainer unit, an electric, double oven integrated in a tall cabinet, space for an American style fridge/freezer, a five-burner gas hob with a ceiling mounted extraction unit over, a semi-integrated dishwasher, plumbing for a washing machine, a door opening to the utility room and uPVC/double glazed French doors to the rear aspect opening to the garden.

**Utility room**

Having base and wall cabinets with laminate work surfaces over, spaces for under-counter appliances, a ceiling light point, vinyl flooring and a folding door opening to the storage area of the garage.

**Downstairs WC**

Having an obscured uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator, luxury vinyl tile flooring, a WC and a wash hand basin with a mixer tap fitted and under-sink storage.

## First Floor

### Landing

An impressive space which has two ceiling light points, an airing cupboard, carpeted flooring, doors to four bedrooms and the family shower room and access to the boarded loft space via a loft ladder.

### Bedroom One

**11' 3" x 11' 3" (3.43m x 3.43m)**

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator, carpeted flooring, a built-in wardrobe, an opening to bedroom five/dressing room and a door to the en-suite shower room.

### En-suite Shower Room

Having an obscured uPVC/double glazed window to the side aspect, ceiling spotlights, a chrome-finished central heating towel rail, laminate flooring, a concealed cistern WC, a wash hand basin with a mixer tap fitted and under-sink storage and a shower cubicle which has a thermostatic shower installed.

### Bedroom Two

**12' 0" x 8' 11" (3.65m x 2.72m)**

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

### Bedroom Three

**9' 3" x 11' 3" (2.82m x 3.43m)**

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

### Bedroom Four

**11' 1" x 8' 8" (3.38m x 2.64m)**

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

### Bedroom Five

**9' 7" x 6' 7" (2.92m x 2.01m)**

Being used as a dressing room by the current owners and having a uPVC/double glazed window to the front aspect, a ceiling light point, a vertical central heating radiator and carpeted flooring.

### Family Shower Room

Having an obscured uPVC/double glazed window to the rear aspect, ceiling spotlights, a central heating towel rail, laminate flooring, a concealed cistern WC, a wash hand basin with a mixer tap fitted and under-sink storage, partly tiled walls, an extraction unit and a shower cubicle which has a thermostatic shower installed.

## Outside

### Front

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

### Garage/Storage 9' 11" x 8' 9" (3.02m x 2.66m)

Having power, lighting and an up and over door.

### Rear

A large garden which has a patio dining area, a step down to a lawn, various trees, shrubs and bushes, a cold-water tap, courtesy lighting and access to the front of the property via a wooden side gate.













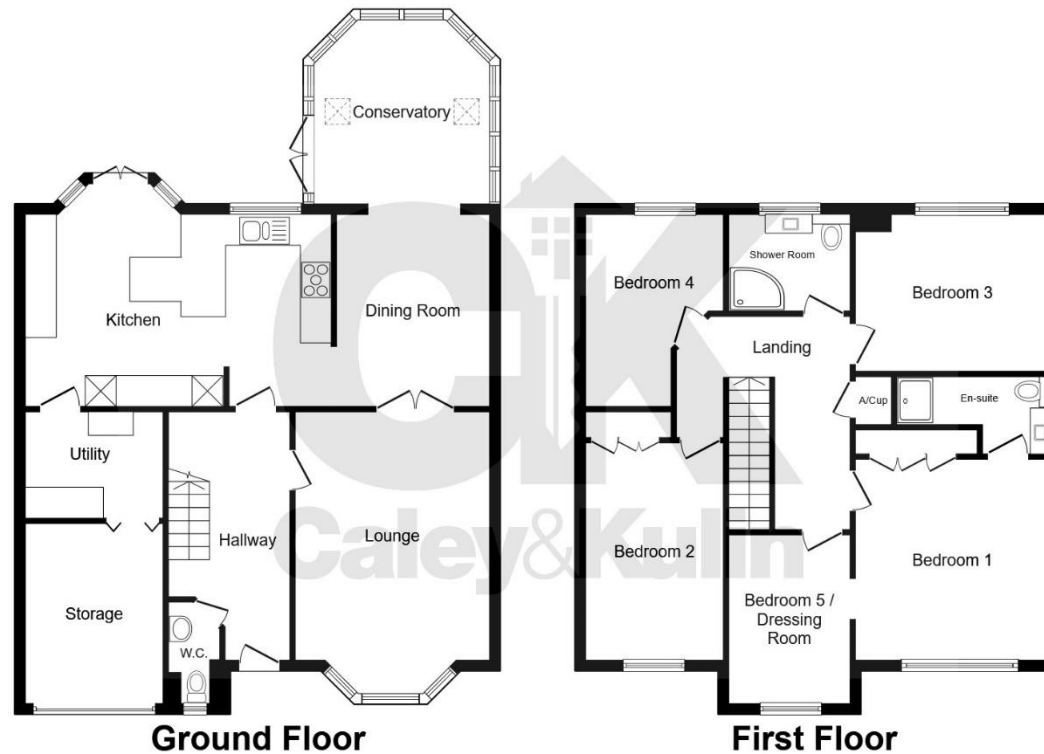






\* A luxury family home which is impeccably showcased and located in a very desirable area \*





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**Council Tax Band:** E

**EPC Rating:** D

**Tenure:** Freehold

**Version:** CK1753/001



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