





#### Ground Floor

##### Entrance Hallway

Enter the property via a composite/partly double glazed front door and having a coved ceiling with a ceiling light point, a central heating radiator, Karndean flooring, a carpeted spindle stairway leading to the first floor, access to the dining kitchen and solid wood cottage style doors opening to the lounge and the downstairs WC.

##### Lounge

**14' 2" x 10' 7" (4.33m x 3.23m)**

Having a uPVC/double glazed walk-in bay window to the front aspect fitted with venetian blinds, a ceiling light point, a coved ceiling, a central heating radiator and Karndean flooring.

##### Dining Kitchen with Breakfast Area

**8' 10" x 23' 9" (2.69m x 7.23m)**

Being fitted with a range of gloss-finished handle-less wall, base and drawer units with laminate worksurface over and having two uPVC/double glazed windows to the rear aspect both fitted with venetian blinds, ceiling spotlight with the addition of two ceiling light points over the breakfast bar, a partly coved ceiling, two central heating radiators, a one bowl sink with a mixer spray tap fitted and a drainer unit, tiled splashbacks, a wall unit housing the boiler, an electric oven integrated in a tall cabinet with an integrated microwave above, a five-burner gas hob with an integrated extraction unit over, Karndean flooring, an integrated, upright fridge/freezer, both an integrated dishwasher and washing machine, both plinth lighting and under cupboard accent lighting, a solid wood cottage style door opening to the reception room/bedroom five, solid wood and partly glazed French doors opening to the lounge and uPVC/double glazed French doors to the rear aspect opening to the garden.

##### Reception Room/Bedroom Five

**16' 6" x 7' 11" (5.03m x 2.41m)**

Having a uPVC/double glazed window to the front aspect fitted with venetian blinds, a ceiling light point, a central heating radiator and laminate flooring.

##### Downstairs WC

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



## First Floor

### Landing

Having a ceiling light point, carpeted flooring, access to the loft space, an airing cupboard and doors opening to four bedrooms and the family bathroom.

### Bedroom One

**13' 5" x 11' 3" (4.09m x 3.43m)**

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

### En-suite Shower Room

Having an obscured uPVC/double glazed window to the side aspect, a ceiling light point, a central heating radiator, tiled flooring, a shaver point, an extraction unit, a WC, a wash hand basin with a mixer tap fitted, partly tiled walls and a shower cubicle with a thermostatic shower installed.

### Bedroom Two

**12' 1" x 12' 4" max (3.68m x 3.76m max)**

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

### Bedroom Three

**9' 11" x 9' 3" (3.02m x 2.82m)**

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

### Bedroom Four

**6' 11" x 8' 11" (2.11m x 2.72m)**

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

### Family Bathroom

Having an obscured uPVC/double glazed window to the rear aspect, a ceiling light point, a chrome-finished central heating towel rail, a WC, a wash hand basin with a mixer tap fitted, a shaver point, partly tiled walls, tiled flooring, an extraction unit and a bath with an electric power shower over.

## Outside

### Front

Having a tarmac driveway suitable for multiple cars as well as an additional gravel area which could be used for extra parking. There is also a privacy hedge to the border and access to the rear garden via a wooden side gate.

### Rear

Being mainly lawn with a decked area and a patio seating area, a large wooden shed, an outdoor double electrical socket, outdoor accent lighting and security lighting, an outside cold water tap and access to the front via a wooden side gate.

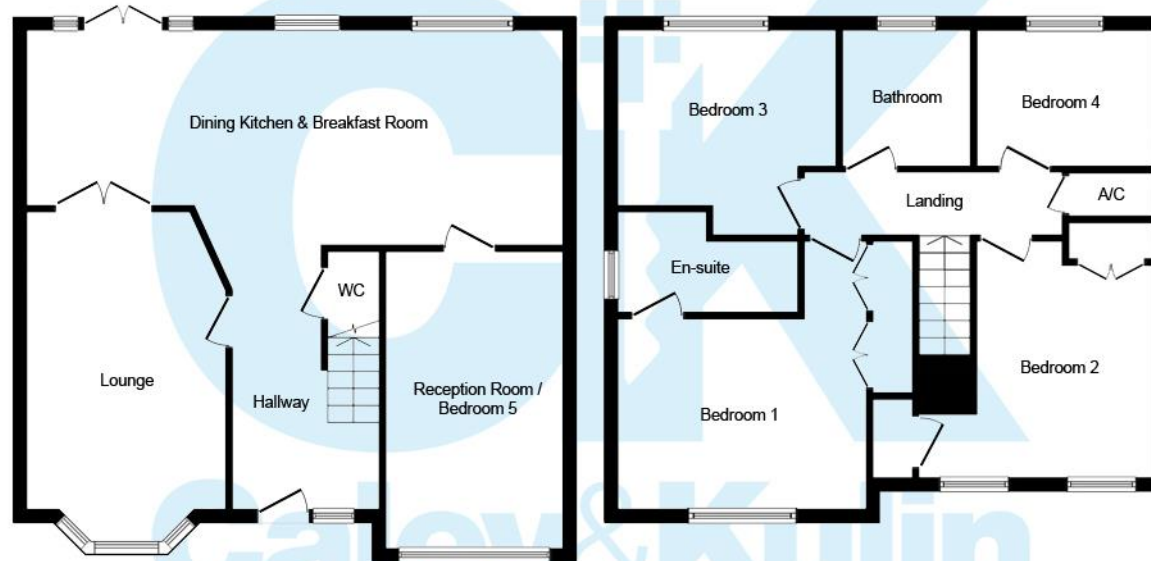








\* Immaculately presented and located on a very desirable estate \*



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.

To view this property please contact Caley & Kulin on:

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**View this property online** [candk.co.uk](http://candk.co.uk)

**EPC Rating:** C

**Tenure:** Freehold

**Council Tax Band:** D

**Version:** CK1180/001



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