





Ground Floor

Entrance Hallway

Enter the property via a uPVC/partly double-glazed front door with two full-height, obscured windows each side and having a coved ceiling with two ceiling light points, a central heating radiator, a carpeted, spindle stairway to the first floor, laminate flooring and doors opening to the lounge, the kitchen/breakfast room and the guest WC.

Lounge

17' 4" x 11' 3" (5.28m x 3.43m)

Having a uPVC/double glazed walk-in bay window to the front aspect, a coved ceiling with a ceiling light point, a central heating radiator, double, partly glazed doors opening to the dining room, carpeted flooring and a feature media wall which has a television aerial point and an electric, living flame fire installed.

Dining Room

10' 6" x 11' 3" (3.20m x 3.43m)

Having uPVC/double glazed French doors to the rear aspect opening to the garden, a coved ceiling with a ceiling light point, a central heating radiator, tiled flooring and a door opening to the kitchen/breakfast room.

Kitchen/Breakfast Room

11' 8" x 14' 8" (3.55m x 4.47m)

Being fitted with a range of wall, base and drawer units with laminate worksurface over and having two uPVC/double glazed windows to the rear aspect, ceiling spotlights, a central heating radiator, a composite, one and a half bowl sink with a mixer tap fitted and a drainer unit, a Belling, aga style oven/hob with a stainless steel, chimney style extraction unit over, an integrated dishwasher, an integrated, under-counter fridge, a breakfast bar seating area, tiled flooring and doors opening to the utility and a storage cupboard.

Utility

5' 2" x 8' 2" (1.57m x 2.49m)

Having a fitted base unit with laminate worksurface over, a ceiling light point, a central heating radiator, plumbing for a washing machine, space for a tumble dryer, tiled flooring, an extraction unit and a uPVC/double glazed door to the side aspect opening to the rear garden.

Downstairs WC

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

First Floor

Landing

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

Bedroom One

12' 6" x 11' 4" (3.81m x 3.45m)

Having two uPVC/double glazed windows to the front aspect, a ceiling light point, a central heating radiator, carpeted flooring, two, double door, built-in wardrobes, a feature, decorative panelled wall and a door opening to the en-suite shower room.

En-suite Shower Room

Having an obscured window to the front aspect, ceiling spotlights, a central heating radiator, a WC, a wash hand basin with a mixer tap fitted and under-sink storage, tiled flooring, partly tiled walls, an extraction unit and a shower cubicle with a thermostatic shower installed.

Bedroom Two

11' 8" x 10' 5" (3.55m x 3.17m)

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

Bedroom Three

14' 11" x 8' 4" (4.54m x 2.54m)

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

Bedroom Four

11' 6" x 8' 5" (3.50m x 2.56m)

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 window to the rear aspect, ceiling spotlights, a chrome-finished central heating towel rail, a WC, a wash hand basin with a mixer tap fitted, tiled flooring, partly tiled walls, an extraction unit, a bath with a mixer tap fitted and a separate shower cubicle with a thermostatic shower installed.

Outside

Front

Having a large block-paved driveway suitable for parking multiple vehicles, a decorative gravel area, a low-level brick wall with decorative, wrought iron railings, a low-level hedge, courtesy lighting, access to the garage and access to the rear of the property via a wrought iron side gate.

Garage

14' 5" x 8' 2" (4.40m x 2.50m)

Being a detached garage, which has power, lighting and an up and over door.

Rear

A beautifully landscaped garden which has a lawn, a raised, decked seating area with a pergola over, decorative, slate-chipped borders, various plants, shrubs and bushes and access to the front of the property via a wrought iron side gate.

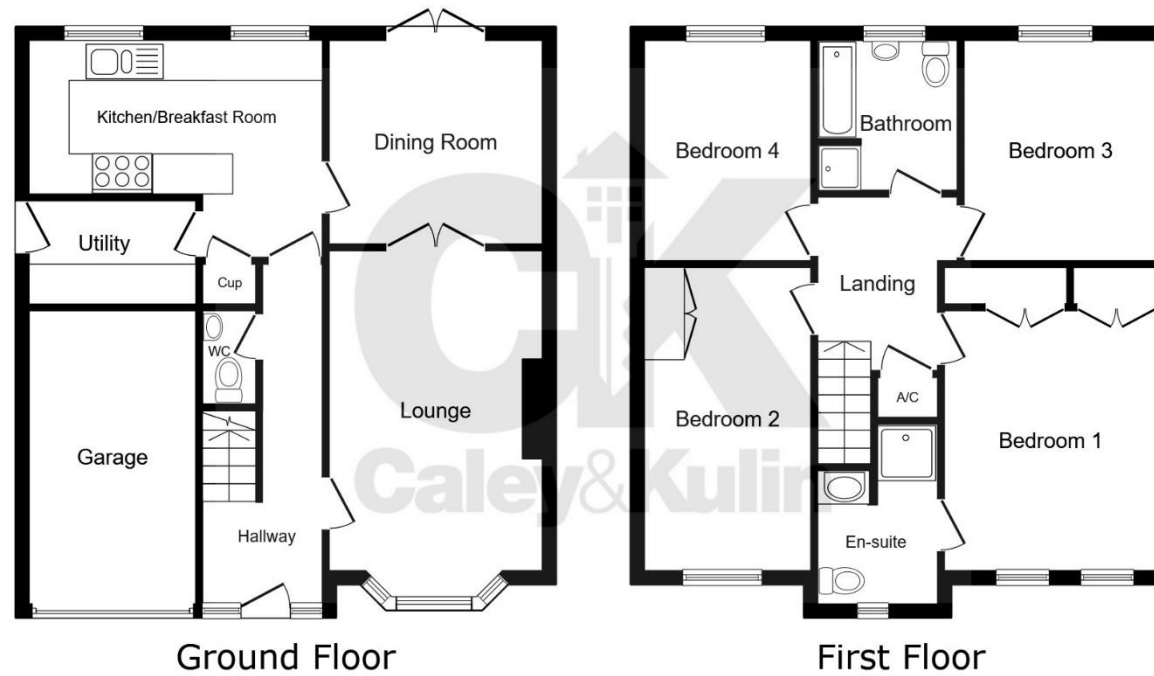








* An immaculately presented, detached family home situated in a very desirable location *



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