





## Ground Floor

### Entrance Hallway

Enter the property via a composite/double glazed front door and having a ceiling light point, a central heating radiator, luxury vinyl flooring, a carpeted stairway to the first floor, a storage cupboard and doors opening to the lounge, the kitchen/dining/family room and the downstairs WC.

### Lounge

**11' 5" x 20' 3" (3.48m x 6.17m)**

Having two uPVC/double glazed windows one to the front aspect and a walk-in bay window to the side aspect, two ceiling light points, a central heating radiator, carpeted flooring and a television aerial point.

### Kitchen/Dining/Family Room

**14' 6" x 20' 3" (4.42m x 6.17m)**

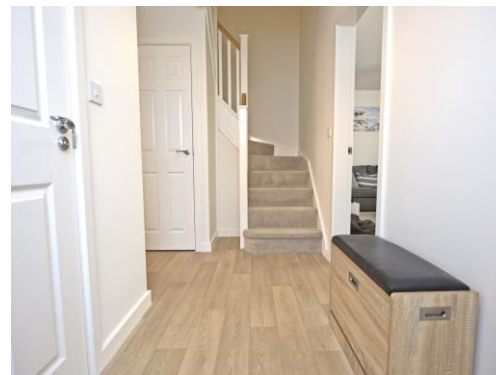
Being fitted with a range of gloss finished wall, base and drawer cabinets with quartz worksurface over and matching upstands and having two uPVC/double glazed windows one to the front aspect and one to the side aspect, a central heating radiator, uPVC/double glazed French doors to the side aspect opening to the rear garden with full-height uPVC/double glazed windows each side, luxury vinyl flooring, a one and a half bowl sink with mixer tap fitted and a drainer unit, ceiling spotlights and two ceiling light points, a door opening to the utility room, integrated appliances which include; an electric double oven integrated in a tall cabinet, a dishwasher, an upright fridge/freezer, a four-burner burner gas hob with a stainless steel chimney style extraction unit over and a splashback behind.

### Utility room

Being fitted with a base cabinet with quartz worksurface over and matching upstands and having plumbing for a washing machine, space for a tumble dryer, an extraction unit, a central heating radiator, the central heating boiler, luxury vinyl flooring and a ceiling light point.

### Downstairs WC

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



## First Floor

### Landing

Having 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

**11' 8" x 8' 7" (3.55m x 2.61m)**

Having a uPVC/double glazed window to the side aspect, a ceiling light point, a central heating radiator, carpeted flooring, a fitted wardrobe with sliding mirror doors 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 WC, a wash hand basin with a mixer tap fitted, a central heating radiator, ceiling spotlights, linoleum flooring, an extraction unit and a fully tiled, glass shower cubicle with a thermostatic shower installed.

### Bedroom Two

**10' 9" x 10' 10" (3.27m x 3.30m)**

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

### Bedroom Three

**11' 1" x 9' 3" (3.38m x 2.82m)**

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

### Bedroom Four

**8' 5" x 9' 2" (2.56m x 2.79m)**

Having two uPVC/double glazed windows one to the front aspect and one to the side 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, ceiling spotlights, a central heating towel rail, a WC, a wash hand basin with a mixer tap fitted, partly tiled walls, linoleum flooring, an extraction unit, a shaver point, a bath with a wall mounted mixer tap which has a hand-held shower head and a fully tiled, glass shower cubicle with a thermostatic shower installed.

## Outside

### Front

Having a wraparound lawn, steps up to the front entrance which has a storm porch over, courtesy lighting and various shrubs and bushes.

### Garage

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

### Rear

Being mainly lawn with a patio dining area, a raised, decked seating area, a cold-water tap, courtesy lighting, an electric point, planted borders retained by wooden sleepers and a wooden gate to the rear aspect which gives access to the driveway and the garage.

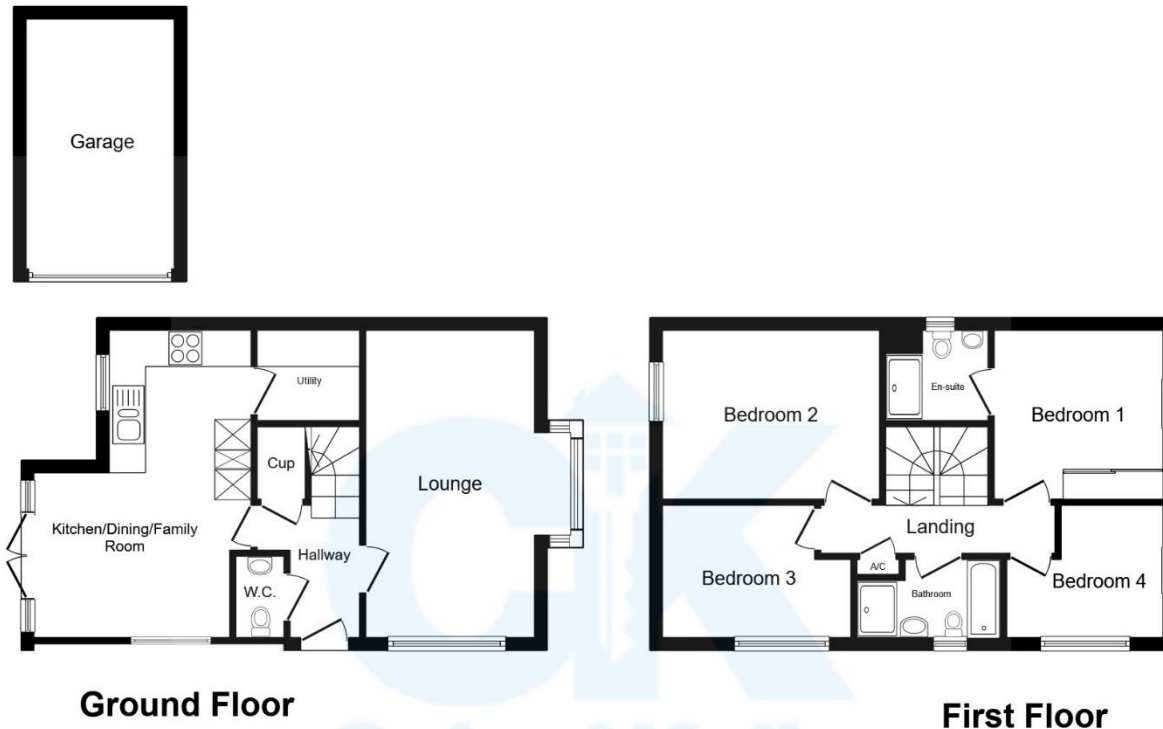








\* Brand new in 2023 \*



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

**Council Tax Band:** E

**EPC Rating:** B

**Tenure:** Freehold

**Version:** CK1678/002



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