







**Ground Floor**

**Entrance Hallway**

Enter via a composite front door and having a central heating radiator, two ceiling light points, luxury vinyl flooring, a carpeted spindle stairway leading to the first floor, a smoke alarm, the electric fuse box and doors opening to the kitchen/diner, the integral garage and the guest WC.

**Kitchen/Diner**

**12' 6" x 14' 11" (3.81m x 4.54m)**

Being fitted with a range of gloss-finished wall, base and drawer units with laminate work surface over and having a uPVC/double glazed window to the rear aspect, both ceiling spotlights and a ceiling light point, under-cabinet accent lighting, a central heating radiator, a built-under electric oven with an electric hob and a stainless steel, chimney style extraction unit over, tiled splashbacks, a one and a half bowl stainless steel sink with a mixer tap fitted and a drainer unit, an integrated dishwasher, plumbing for a washing machine, space for an upright fridge/freezer, luxury vinyl flooring, the central heating boiler which is housed in a wall cabinet and uPVC/double glazed French doors to the rear aspect opening to the garden.

**Downstairs WC**

Having an obscured uPVC/double glazed window to the side aspect, a WC, a wash hand basin with a mixer tap fitted and under-sink storage, ceiling spotlights, a central heating radiator, an extraction unit and laminate flooring.

**First Floor**

**Landing**

Having two uPVC/double glazed windows one to the front aspect and one to the side aspect, ceiling spotlights, a central heating radiator, carpeted flooring, a carpeted, spindle stairway to the second floor, an airing cupboard and doors opening to the lounge, bedroom three and the family bathroom.

**Lounge**

**13' 5" x 14' 11" (4.09m x 4.55m)**

Having uPVC/double glazed French doors to the rear aspect which open to a Juliette balcony and have full height, uPVC/double glazed windows each side, a ceiling light point, a central heating radiator, carpeted flooring and a cladded feature wall which has a television aerial point.

**Bedroom Three**

**10' 3" x 8' 2" (3.13m x 2.48m)**

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator, laminate worksurface used as a desk area and carpeted flooring.

**Family Bathroom**

Having a ceiling light point, a central heating radiator, a WC, a wash hand basin, a bath, vinyl flooring, partly tiled walls and an extraction unit.

## Second Floor

### Landing

Having a uPVC/double glazed window to the side aspect, a ceiling light point, a central heating radiator, carpeted flooring, an airing cupboard, access to the loft space, a smoke alarm and doors opening to bedrooms one, two and four.

### Bedroom One

**16' 1"max x 11' 4"max (4.90m max x 3.45m max)**

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator, carpeted 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 WC, a wash hand basin, a central heating towel rail, a ceiling light point, vinyl flooring, partly tiled walls, an extraction unit and a fully tiled, shower cubicle with a thermostatic shower installed.

### Bedroom Two

**13' 4" x 8' 4" (4.07m 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

**10' 0" x 6' 4" (3.05m x 1.94m)**

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

## Outside

### Front

Having parking on the tarmac driveway, a storm porch over the front entrance, courtesy lighting, decorative gravel areas, access to the garage and access to the rear of the property via a wooden side gate.

### Integral Garage

**16' 9" x 8' 4" (5.10m x 2.54m)**

Having power, lighting, space for a tumble dryer and an up and over door.

### Rear

A large garden which has a decked seating area with a pergola over, a block-paved area, decorative, planted, gravel borders retained by wooden sleepers, a lawn, a second decked dining area, a wooden shed and a bar!

### Bar

**10' 8" x 15' 1" (3.24m x 4.60m)**

Having double glazed sliding patio doors to the front aspect, a full-height, uPVC/double glazed window to the side aspect, ceiling light points, power, vinyl flooring, a bar area and a seating area.

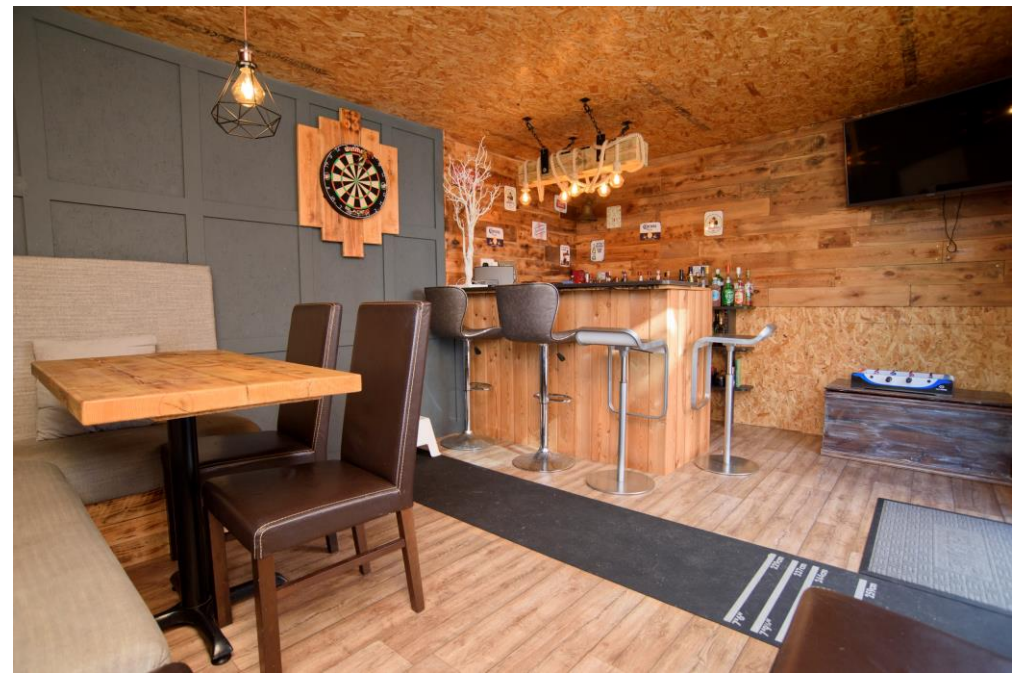










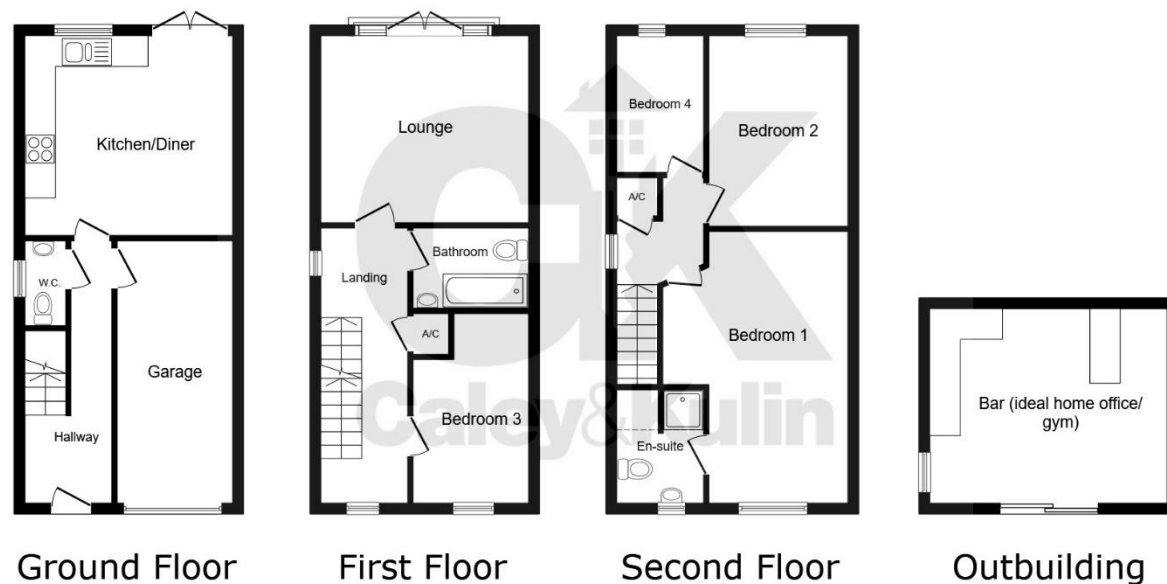






\* An immaculately presented family home, built over three storeys and located on a very desirable residential estate \*





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**Council Tax Band:** D

**EPC Rating:** Awaiting EPC

**Tenure:** Freehold

**Version:** CK1893/001



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