





Ground Floor

Entrance Hallway

Enter via a composite front door and having a uPVC/double glazed window also to the front aspect, a central heating radiator, a ceiling light point, tiled flooring, a carpeted stairway leading to the first floor and doors opening to the lounge, the kitchen/dining/family room and the guest WC.

Lounge

17' 5" x 10' 9" (5.30m x 3.27m)

Having three uPVC/double glazed windows one to the front aspect and two to the side aspect, one of which is a walk-in bay, two ceiling light points, two central heating radiators, carpeted flooring and a feature media wall which has an electric, living flame fire installed and a television aerial point.

Kitchen/Dining/Family Room

9' 6" x 17' 9" (2.89m x 5.41m)

17' 4" x 9' 11" (5.28m x 3.02m) - Dining/Family Room

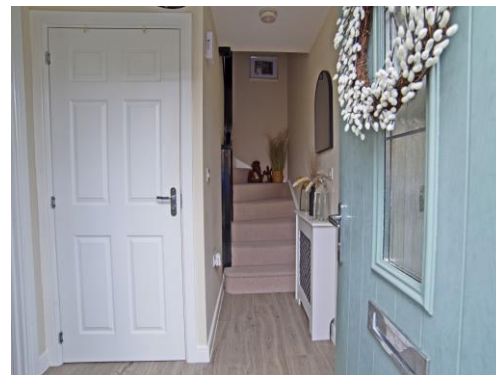
Being fitted with a range of wall, base and drawer units with laminate work surface over and matching upstands and having three uPVC/double glazed windows one to the front aspect and two to the side aspects, both ceiling spotlights and a ceiling light point, two central heating radiators, two ceiling skylights, an electric oven integrated in a tall cabinet, a four-burner gas hob with a stainless steel, chimney style extraction unit over and a glass splashback behind, a one and a half bowl composite sink with a mixer tap fitted and a drainer unit, an integrated, upright fridge/freezer, tiled flooring, decorative panelling to part of the walls, an opening to the utility and uPVC/double glazed French doors to the side aspect opening to the rear garden.

Utility

Being fitted with base units with laminate work surface over and matching upstands and having a ceiling light point, a central heating radiator, a stainless steel sink with a mixer tap fitted and a drainer unit, plumbing for both a washing machine and a dishwasher, an extraction unit and tiled flooring.

Downstairs WC

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



First Floor

Landing

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator, carpeted flooring and doors opening to bedrooms one and four and the family bathroom.

Bedroom One

17' 7" x 9' 4" (5.36m x 2.84m)

Having three uPVC/double glazed window one to the front aspect and two to the side aspect, two ceiling light points, two central heating radiators, 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 rear aspect, a WC, a wash hand basin with a mixer tap fitted and under-sink storage, a central heating radiator, a ceiling light point, tiled flooring, partly tiled walls, an extraction unit, a shaver point and a fully tiled, shower cubicle with a thermostatic shower installed.

Bedroom Four

15' 3" x 10' 0" (4.64m x 3.05m)

Having a uPVC/double glazed window 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 front aspect, a ceiling light point, a central heating radiator, a WC, a wash hand basin with a mixer tap fitted and under-sink storage, a bath with a mixer tap fitted, tiled flooring, partly tiled walls and a separate shower cubicle with a thermostatic shower installed.

Second Floor

Landing

Having a ceiling light point, carpeted flooring, a storage cupboard, access to the loft space and doors opening to bedrooms two and three.

Bedroom Two

9' 9" x 10' 0" (2.97m x 3.05m)

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, eaves storage and carpeted flooring.

Bedroom Three

15' 4" x 9' 5" (4.67m x 2.87m)

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, eaves storage and carpeted flooring.

Outside

Front

Having a wrap-around lawn, low-level, wrought iron fencing, a low-level hedge, decorative slate-chipped borders, a storm porch, courtesy lighting, a tarmac driveway to the side aspect and access to the rear of the property via a wooden side gate.

Rear

A beautifully landscaped rear garden which has a large patio dining area, a lawn, decorative gravel, planted borders, courtesy lighting and access to the front of the property via a wooden side gate.



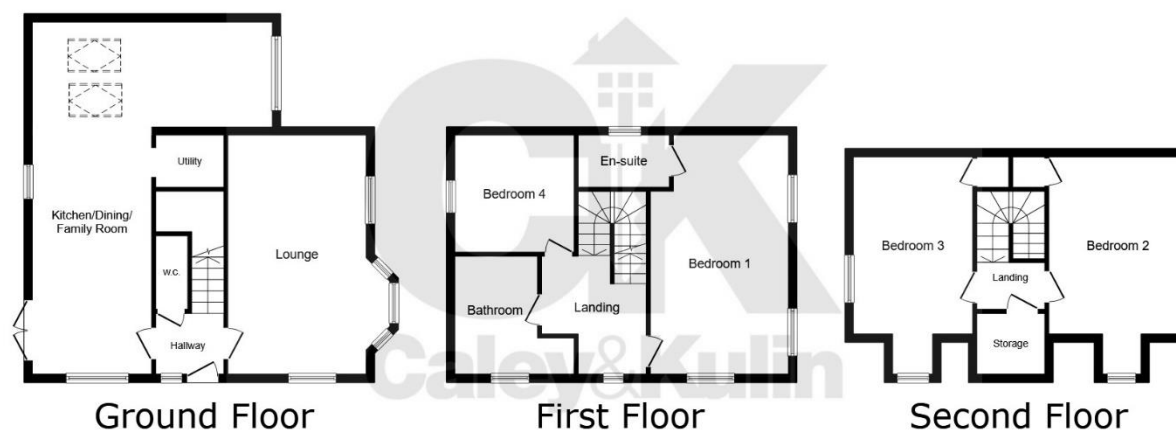








* An immaculately presented family home, built over three storeys and located on a very desirable residential estate *



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Council Tax Band: D

EPC Rating: B

Tenure: Freehold

Version: CK1898/001



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