





Ground Floor

Entrance Hall

Enter the property via a composite/partly double glazed front door and having a ceiling light point, a central heating radiator, carpeted flooring, a carpeted stairway leading to the first floor and a door opening to the lounge.

Lounge

15' 9" x 11' 0" (4.80m x 3.35m)

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator, carpeted flooring, decorative panelling to part of the walls, a television aerial point and double/partly glazed doors opening to the kitchen/dining room.

Kitchen/Dining Room

13' 0" x 18' 5" (3.96m x 5.61m)

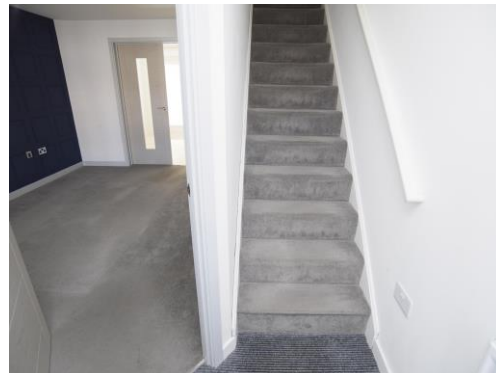
Being fitted with a range of wall, base and drawer units with granite worksurface over and matching upstands and having a uPVC/double glazed window to the rear aspect, two ceiling light points, a central heating radiator, an under mounted sink with drainer grooves inset into the granite worksurface and a mixer tap fitted, tiled flooring, a built-under, electric, double oven with a four-burner gas hob, a stainless steel, angled extraction unit over and a full-height granite splashback behind, an integrated dishwasher, a peninsula with breakfast bar seating and doors opening to the utility and a pantry.

Utility

Having a wall cabinet, granite worksurface with matching upstands, a ceiling light point, a central heating radiator, plumbing for a washing machine, tiled flooring, a door opening to the guest WC and a composite/partly glazed door to the side aspect opening to the rear garden.

Downstairs WC

Having an obscured uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, a WC and a wash hand basin with a mixer tap fitted and tiled flooring.



First Floor

Landing

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

Bedroom One

13' 6" x 14' 4" (4.11m x 4.37m)

Having a uPVC/double glazed window to the front aspect, a central heating radiator, a ceiling light point, carpeted flooring and doors opening to the en-suite shower room and a storage cupboard.

En-suite Shower Room

Having an obscure uPVC/double glazed window to the side aspect, a central heating radiator, ceiling spotlights, a WC, a wash hand basin with a mixer tap fitted, an extraction unit and a shower cubicle with a thermostatic shower installed.

Bedroom Two

12' 2" x 9' 3" (3.71m x 2.82m)

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

Bedroom Three

9' 7" x 9' 2" (2.92m x 2.79m)

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

Bedroom Four

9' 7" x 7' 2" (2.92m x 2.18m)

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

Family Bathroom

Having an obscured uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, a WC, a wash hand basin with a mixer tap fitted, vinyl flooring, an extraction unit and a bath with a mixer tap fitted.

Outside

Front

Having a tarmac driveway suitable for parking multiple vehicles, a storm porch, access to the garage and access to the rear of the property via a wooden side gate.

Rear

A beautifully landscaped rear garden which has, a patio dining area, a raised lawn and additional patios areas which are retained by wooden sleepers with inset lighting installed, a summerhouse, decorative gravel area, a cold-water tap and access to the front of the property via a wooden side gate.

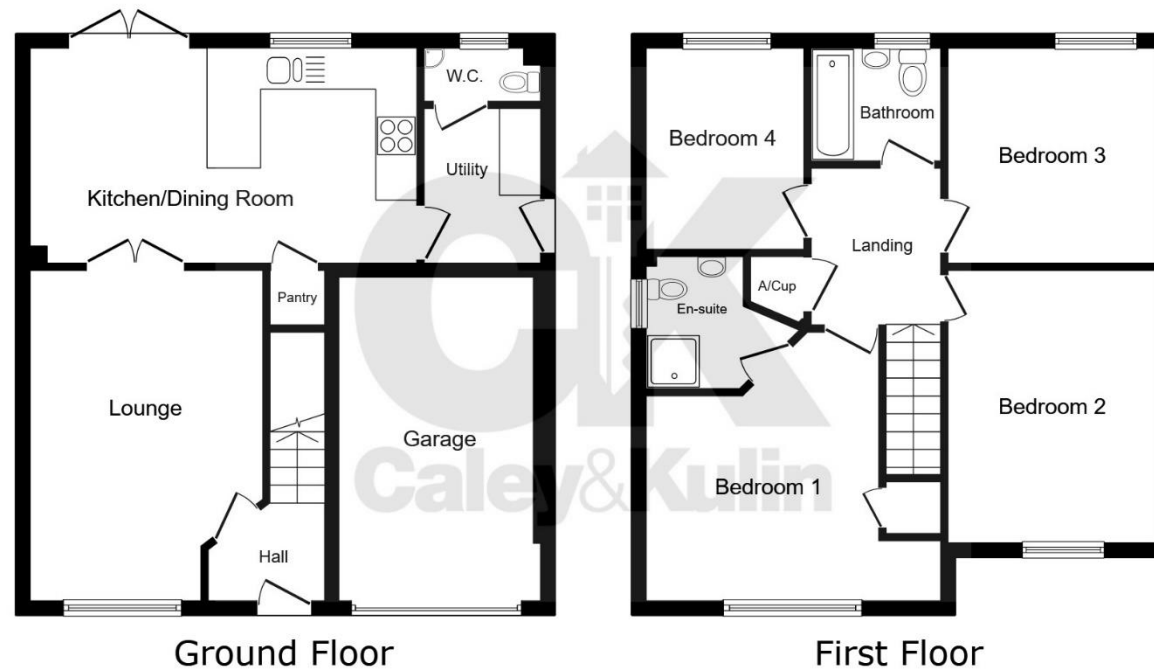








* An immaculately presented, four-bedroom, detached family home situated in a very desirable location and offered with no upward chain*



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Council Tax Band: D

EPC Rating: B

Tenure: Freehold

Version: CK1252/001



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