





Ground Floor

Entrance Hall

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

Lounge/Dining Room

23' 4" max x 12' 0" (7.11m max x 3.65m)

Having a uPVC/double glazed bay window to the front aspect both ceiling spotlights and a ceiling light point, two central heating radiators, laminate flooring, a television aerial point, an opening to the kitchen and uPVC/double glazed French doors to the rear aspect opening to the orangery.

Orangery

12' 2" x 7' 7" (3.71m x 2.31m)

Having uPVC/double glazed windows to the sides and rear aspects, wall lighting, laminate flooring, a television aerial point and uPVC/double glazed French doors to the side aspect opening to the rear garden.

Kitchen

15' 3" x 9' 0" (4.64m x 2.74m)

Being fitted with a range of handle-less wall, base and drawer cabinets with quartz worksurface over and matching upstands and having a uPVC/double glazed window to the rear aspect, ceiling spotlights, tiled flooring, a sink with a spray-arm mixer tap fitted and a drainer unit, an electric, a double oven integrated in a tall cabinet, an induction hob with an angled, black glass extraction unit over, space for an American style fridge/freezer, an integrated dishwasher, a door opening to the utility room and a composite/partly glazed, stable door to the rear aspect opening to the garden

Utility

Having ceiling spotlights, a central heating radiator, plumbing for a washing machine, space for additional appliances, tiled flooring and doors opening to the guest WC and the garage/storage area.

Guest WC

Having a ceiling light point, a WC, a wash hand basin with a mixer tap and under-sink storage and tiled flooring.



First Floor

Landing

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

Bedroom One

12' 0" x 9' 1" (3.65m x 2.77m)

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator, two built in storage cupboards with drawers in each and carpeted flooring.

Bedroom Two

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

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

Bedroom Three

13' 0" x 6' 9" (3.96m x 2.06m)

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

Bedroom Four

9' 0" x 6' 0" (2.74m x 1.83m)

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

Family Bathroom

Having an obscure uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, a wash hand basin with a mixer tap fitted and under-sink storage, vinyl flooring and a freestanding bath with a floor-mounted mixer tap which has a hand-held shower head.

Shower Room

Having an obscured uPVC/ double glazed window to the rear aspect, a ceiling light point, a central heating radiator, a wash hand basin with a mixer tap fitted and under-sink storage, fully tiled walls, vinyl flooring and a shower cubicle.

Outside

Front

Having a large block-paved driveway suitable for parking multiple vehicles, access to the garage, courtesy lighting and a low-level brick wall which has lighting, decorative gravel inset within and a planted border.

Garage/Store

Having power, lighting and an electric, remote controlled roller shutter door.

Rear

Having a decked area which has inset lighting a patio area, a lawn, electrical points, a cold-water tap, decorative gravel areas, security lighting and a summerhouse

Garden Room

Having uPVC/double glazed French doors to the front aspect with sidelight windows each side, a uPVC/double glazed window to the side aspect, ceiling spotlights, power and carpeted flooring.

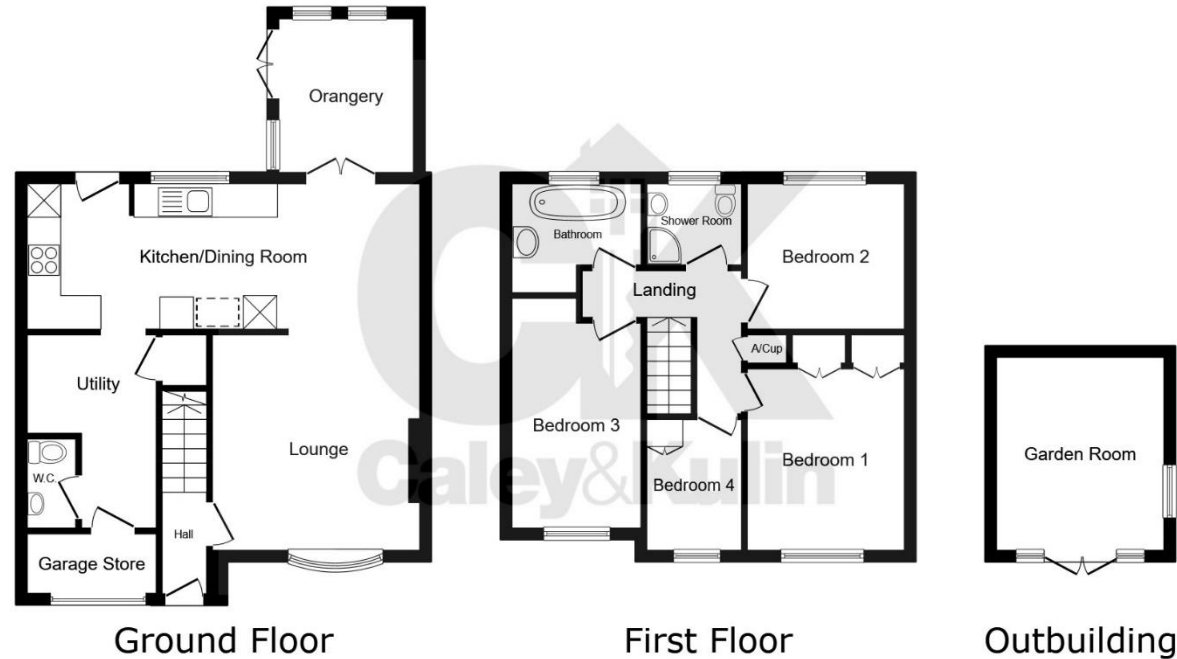








* An immaculately presented, four-bedroom family home situated in a very desirable area *



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EPC Rating: D

Tenure: Freehold

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