





Ground Floor

Entrance Porch

Enter via a uPVC/partly glazed front door which has sidelight windows each side and having carpeted flooring and a glazed door which opens to the hallway.

Hallway

Enter the property via a timber/partly glazed front door with sidelight windows each side, into a large hallway which has a central heating radiator, two ceiling light points, carpeted flooring, a wooden, open-riser, part carpeted stairway leading to the first floor and doors opening to the dining room, bedrooms two and three, the living room, the kitchen, the bathroom and a storage cupboard.

Dining Room

12' 3" x 11' 6" (3.73m x 3.50m)

With the potential to be a fourth bedroom and having a uPVC/double glazed window to the front aspect, a coved ceiling with a ceiling light point, a central heating radiator and carpeted flooring.

Living Room

18' 8" x 11' 6" (5.69m x 3.50m)

Having four uPVC/double glazed windows two to the rear aspect and two to the side aspect which have stained glass effect detailing, two ceiling light point, two central heating radiators, both an electric fire and an open fire with tiled fireplace surrounds, decorative ceiling beams, carpeted flooring and a double glazed door opening to the conservatory.

Conservatory

17' 5" x 9' 0" (5.30m x 2.74m)

Being constructed from uPVC/double glazed windows to the side and rear aspects and having, vinyl flooring and uPVC/double glazed French doors to the rear aspect opening to the garden.

Kitchen

12' 3" x 11' 6" (3.73m x 3.50m)

Being fitted with a range of wall, base and drawer units with laminate work surface over and having two uPVC/double glazed windows one to the rear aspect and one to the side aspect, a ceiling light point, two central heating radiators, space for a freestanding oven/hob, partly tiled walls, a stainless steel, double drainer sink with a mixer tap fitted, plumbing for a washing machine, space for an upright fridge/freezer, vinyl flooring, a sliding door opening to a pantry, a door opening to the utility and a double glazed door to the rear aspect opening to the utility.

Utility

Being constructed from a low-level brick wall base and uPVC/double glazed windows to the side and rear aspects and having, a ceiling light point, tiled flooring, the central heating boiler and a uPVC/partly double glazed door to the side aspect opening to the rear garden.

Bedroom Two

12' 3" x 11' 0" (3.73m x 3.35m)

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

Bedroom Three

12' 3" x 11' 0" (3.73m x 3.35m)

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

Bathroom

9' 2" x 6' 11" (2.79m x 2.11m)

Having an obscured uPVC/double glazed window to the side aspect, a ceiling light point, a central heating radiator, a WC, a wash hand basin with under-sink storage, a bath, carpeted flooring, fully tiled walls, a separate shower cubicle with a thermostatic shower installed and a door opening to a storage cupboard.

First Floor

Landing

Having a ceiling light point, carpeted flooring and doors opening to bedrooms one, the WC, the loft space and the walk-in loft storage.

Bedroom One

15' 0" x 11' 5" (4.57m x 3.48m)

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

WC

Having a WC, a wash hand basin, a ceiling light point, vinyl flooring and a door opening to a storage cupboard.

Walk-in Loft Storage

10' 10" x 5' 10" (3.30m x 1.78m)

Having a ceiling light point and a door opening to additional eaves storage.

Outside

Front

Double, five-bar gates open to a large, sweeping gravel driveway with a central lawn which is suitable for parking multiple vehicles and having additional lawns, access to the triple garage, various mature trees, shrubs and bushes and access to the rear garden.

Triple Garage

26' 4" x 16' 7" (8.02m x 5.05m)

Having power, lighting, a uPVC/double glazed window to the rear aspect, two up and over doors and an electric, roller shutter door to the front aspect and a door to the rear aspect allowing access to the gardens.

Rear

As well as having a fenced, side garden/paddock which is mainly lawn, the private rear garden is also mainly lawn with a patio seating area and having a wide range of mature, plants, bushes and trees and a brick constructed outbuilding.

Agents Notes – Solar Panels

We understand that the solar panels are owned by the property and the vendors will be transferring all rights to the tariff to the purchaser, this should be clarified as soon as possible by your solicitor.

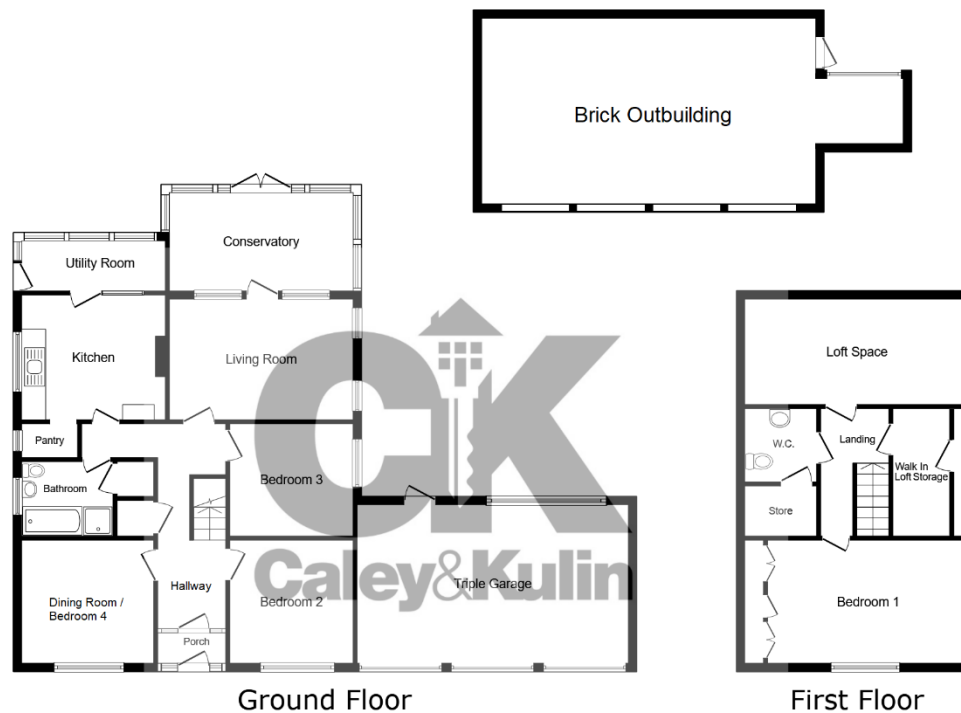








* A spacious family home, set on a large plot with countryside views at every turn *



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Council Tax Band: D

EPC Rating: B

Tenure: Freehold

Version: CK1986/001



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