



 **5**
Bedrooms

 **2**
Bathrooms



Mantlestates are please to offer this **GENEROUS SIZED 5 BEDROOM DETACHED HOUSE** set behind a large hedge. Boasting a **SEPARATE GARAGE** with parking, 3 Reception rooms, fitted kitchen, 2 bathrooms, large hall way and **LARGE SIDE AND REAR GARDENS**. The property has potential to extend further or even **DEVELOPE**.

ENTRANCE PORCH: 2' 07" x 6' 10" (0.79m x 2.08m)

Double-glazed front door, tiled floor, and spotlights.

ENTRANCE HALL: 10' 09" x 7' 06" (3.28m x 2.29m)

Parquet flooring, double radiator, coving to ceiling.

FRONT RECEPTION: 13' 05" x 12' 00" (4.09m x 3.66m)

Bay double-glazed window to the front aspect, parquet flooring, coving ceiling & double radiator.

MIDDLE RECEPTION: 11' 08" x 13' 10" (3.56m x 4.22m)

Bay double-glazed window to the side aspect, radiator, parquet flooring & featured fireplace.

HALLWAY: 3' 07" x 3' 01" (1.09m x 0.94m)

Wood floor, storage cupboard, gas central heating boiler.

GROUND FLOOR BEDROOM: 12' 00" x 10' 10" (3.66m x 3.30m)

Double-glazed window to the side aspect, carpet, double radiator.

SHOWER ROOM: 8' 09" x 6' 00" (2.67m x 1.83m)

Double glazed window to the side aspect, low-level flush w/c, wash hand basin with mixer tap & vanity unit, heated towel rail, walk-in shower, tiled wall, tiled floor, extractor, spotlights.

KITCHEN: 15' 00" x 8' 07" (4.57m x 2.62m)

Double-glazed window to the rear aspect, wall & base units, stainless steel sink drainer with mixer tap, fitted dishwasher, fitted fridge/ freezer, electric oven & microwave, gas hob, part tiled walls, quartz worktop, spotlights, extractor, and a storage cupboard.

SIDE RECEPTION: 19' 04" x 6' 09" (5.89m x 2.06m)

19'04 X 6'09 < 10'00 Bay double-glazed window to the front aspect & laminate floor.

UTILITY AREA: 9' 07" x 6' 06" (2.92m x 1.98m)

9'07 X 6'06 > 4'10 Plumbing for washing machine, door to the garden.

LANDING: 7' 10" x 10' 09" (2.39m x 3.28m)

Carpet, coving to ceiling, loft access.

FRONT BEDROOM: 13' 10" x 12' 00" (4.22m x 3.66m)

Bay double-glazed window to the front aspect, radiator, carpet, corner shower & wall-mounted electric shower.

STUDY: 8' 10" x 9' 00" (2.69m x 2.74m)

8'10 X 7'00 X 9'00 Double-glazed window to the rear aspect, carpet, and radiator.

FRONT BEDROOM: 10' 08" x 9' 07" (3.25m x 2.92m)

Bay double-glazed window to the front aspect, carpet, and radiator.

W/C: 5' 03" x 2' 06" (1.60m x 0.76m)

Window to the side aspect, low-level flush w/c, tiled walls & tiled floor.

BATHROOM: 7' 00" x 8' 05" (2.13m x 2.57m)

Double glazed window to the rear aspect, panel bath with shower attachment & mixer taps, heated towel rail, wash hand basin with mixer taps, tiled wall, storage cupboard.

FRONT BEDROOM: 10' 03" x 7' 02" (3.12m x 2.18m)

Double-glazed window to the front aspect, radiator and carpet.

SIDE BEDROOM: 11' 07" x 14' 05" (3.53m x 4.39m)

Bay double-glazed window to the side aspect, laminate floor, radiator

GARAGE: 17' 00" x 9' 00" (5.18m x 2.74m)

Electric.

GARDEN 89' 00" x 45' 00" (27.13m x 13.72m)

Mainly laid to lawn, mature garden shrubs and trees.

Ground Floor




First Floor



Total area: approx. 150.6 sq. metres (1621.3 sq. feet)

The measurements given are approximate and are for illustration only. They should not be relied on for valuation.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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