



MISREPRESENTATION ACT 1967.

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1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

A spacious stone built three story DETACHED FAMILY HOME situated within a popular location and benefiting from a pleasant OPEN ASPECT TO THE REAR. Built in the 1980s and including many characterful features, the property comprises, living room, fitted kitchen with a dining area, utility room, dining room and playroom, SIX DOUBLE BEDROOMS and a modern fitted bathroom. Externally there is a gated driveway together with gardens to both front and rear together with an additional storeroom.

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#### PORCH

UPVC door and double glazed window, radiator, and tiled flooring.

#### LIVING ROOM

13'8 x 21'00 (4.17m x 6.40m)

UPVC double glazed window, log burner, radiator, tiled flooring, and stairs to the first floor.



#### KITCHEN / DINER

22'7 x 10'9 (6.88m x 3.28m )

UPVC double glazed double doors, UPVC double glazed window, fitted wall and base units, space for a range cooker, stainless steel sink and drainer with a mixer tap over, radiator, double doors to the living room, and tiled flooring.



#### DINING ROOM

18'0 x 10'4 (5.49m x 3.15m)

UPVC double glazed window, radiator, and wood effect flooring.



#### PLAY ROOM

15'3 x 10'2 (4.65m x 3.10m)

Two UPVC double glazed windows, pedestal washbasin, and a radiator.



#### UTILITY ROOM

7'5 x 8'10 (2.26m x 2.69m)

UPVC door and double glazed window, fitted wall and base units, stainless steel sink and drainer, plumbing for a washing machine, radiator, and tiled floor.

#### WC

WC with a push flush, washbasin with a mixer tap over, and tiled walls.

#### FIRST FLOOR LANDING

UPVC double glazed window, radiator, wood effect flooring, and stairs to the second floor.

#### BEDROOM TWO:

14'9 x 13'7 (4.50m x 4.14m )

UPVC double glazed window and a radiator.

#### BEDROOM THREE

10'8 x 21'1 (max) (3.25m x 6.43m (max) )

Two double glazed windows and a radiator.



#### BEDROOM FOUR

17 x 10'2 (5.18m x 3.10m)

UPVC double glazed window, Velux window, and a radiator.



#### BEDROOM SIX

13'6 x 10'3 (4.11m x 3.12m)

UPVC double glazed window and a radiator.

#### BATHROOM

7'6 x 10'4 (2.29m x 3.15m)

UPVC double glazed window, walk in shower cubicle with a wall-mounted fitment, freestanding bath with a mixer tap, WC with a push flush, pedestal washbasin with a mixer tap over, ladder style radiator, partially tiled walls, and tiled flooring.



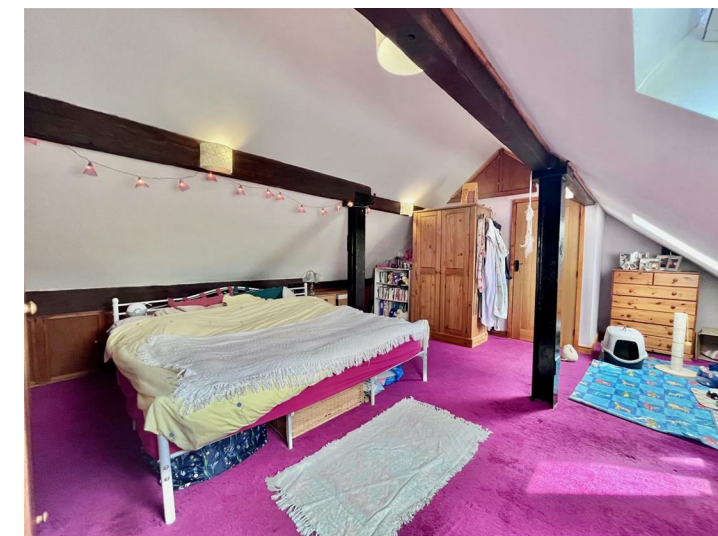
#### SECOND FLOOR LANDING

Access to bedrooms one & five

#### BEDROOM ONE

15'10 x 21'2 (4.83m x 6.45m)

Two UPVC double glazed Velux windows, two radiators, and access to eaves storage space.



#### BEDROOM FIVE

15'11 x 10'2 (4.85m x 3.10m)

UPVC double glazed Velux window, radiator, and access to eaves storage space.



#### EXTERIOR

To the front of the property there is a spacious gated driveway leading to the property and providing ample off road parking together with a lawned garden.

The rear garden comprises of a patio area leading to the main garden, laid to lawn with borders and includes a hard standing for two vehicles and enjoying an open aspect to the rear across surrounding farmland.

#### STORE ROOM

11'2 x 10'5 (3.40m x 3.18m)

UPVC door and double glazed window, as well as light and power.

#### NOTES

The property is believed to be FREEHOLD, subject to solicitor verification.

Council Tax Band: E

EPC Rating: E