



MISREPRESENTATION ACT 1967.

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This **FOUR BEDROOM DETACHED** home occupies a **LARGE PLOT** in a **SOUGHT-AFTER CUL-DE-SAC** location and offers an excellent opportunity for modernisation. The accommodation includes an entrance hall, bay-fronted living room, dining room, kitchen, two conservatories, utility room, and WC. Upstairs, there are four double bedrooms, a family bathroom, and an en-suite to the main bedroom. Externally, the property benefits from a **DETACHED GARAGE**, **AMPLE OFF-ROAD PARKING**, and a spacious rear garden.

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ENTRANCE HALLWAY

13'3 x 11'1 (max) (4.04m x 3.38m (max))
Wooden entrance door, two double glazed windows, radiator, under stairs cupboard, and stairs to the first floor.

LIVING ROOM

21 x 11'7 (6.40m x 3.53m)
Double glazed bay window, gas fire, two radiators, and sliding doors leading to the conservatory.

CONSERVATORY

8'1 x 11'2 (2.46m x 3.40m)
Wooden door and double glazed windows to three elevations, with tiled flooring.

DINING ROOM

11'9 x 11'1 (3.58m x 3.38m)
Double glazed window and a radiator.

KITCHEN

15'3 x 8'1 (4.65m x 2.46m)
Two double glazed windows, fitted wall and base units, four-ring electric hob, integral oven and grill, sink and drainer with a mixer tap, plumbing for a washing machine, radiator, and wood effect flooring.

UTILITY ROOM

5'4 x 8'1 (1.63m x 2.46m)
Wooden entrance door, fitted base units, stainless steel sink and drainer with a mixer tap, plumbing for a dishwasher, radiator, and wood effect flooring.

CONSERVATORY

12'1 x 10'1 (3.68m x 3.07m)
Double glazed windows to three elevations, with tiled flooring.

WC

3'2 x 6 (0.97m x 1.83m)
Double glazed window, WC, pedestal wash basin with a mixer tap, and a radiator.

FIRST FLOOR LANDING

5'10 x 14'10 (1.78m x 4.52m)
Radiator and a built-in cupboard.

BEDROOM ONE

15 x 11'8 (max) (4.57m x 3.56m (max))
Two double glazed windows, built-in wardrobe, and a radiator.

EN SUITE

5'7 x 8'1 (1.70m x 2.46m)
Double glazed window, walk-in shower cubicle with wall-mounted shower fitment, WC, wash basin with a mixer tap, radiator, part tiled walls, and tiled flooring.

BEDROOM TWO

12 x 11'4 (max) (3.66m x 3.45m (max))
Double glazed window and a radiator.

BEDROOM THREE

8'7 x 11'4 (max) (2.62m x 3.45m (max))
Double glazed bay window and a radiator.

BEDROOM FOUR

9 x 8'2 (2.74m x 2.49m)
Double glazed window, built-in cupboard, radiator, and loft access.

BATHROOM

5'7 x 11'9 (1.70m x 3.58m)
Double glazed window, bath with a mixer tap, WC, pedestal wash basin with a mixer tap, and a radiator.

EXTERIOR

To the front is a lawned garden with established flower beds and a tarmac driveway providing parking for three to four vehicles, leading to the garage. To the rear is an enclosed garden, mostly laid to lawn, featuring an array of flower beds, established trees, a seating area, and a small pond.

DETACHED GARAGE

16'10 x 16'6 (5.13m x 5.03m)
Up-and-over electric door, light and power, and a wooden entrance door to the side.

NOTES

Tenure: Freehold
Council Tax Band: F
EPC Rating: TBC