

MISREPRESENTATION ACT 1967.

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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.

Located in a popular new build development, this modern DETACHED FOUR BEDROOM family home offers spacious living accommodation and open views. The property comprises a hallway, WC, and a good-sized living room. The fully integrated dining kitchen comes complete with all appliances. Boasting four bedrooms, including an en-suite main bedroom, and a family bathroom. Outside, you'll find driveway parking for two/three vehicles, a single garage, and an enclosed lawned garden.

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HALLWAY

Composite door, radiator, built in cupboard, wooden flooring and stairs to the first floor.

LIVING ROOM

21'7 x 10'4 (6.58m x 3.15m)

UPVC double glazed double doors, two UPVC double glazed windows, two radiators, panelled walls, and wooden flooring.



KITCHEN / DINING

21'7 x 13'3 (6.58m x 4.04m)

Three UPVC double glazed windows, a range of fitted wall and base units with a quartz worktop over, four ring electric hob, integral oven, stainless steel sink and drainer with a mixer tap over, integral fridge freezer, integral dishwasher & washing machine, two radiators and wooden flooring.



GROUND FLOOR WC

WC with a push flush, pedestal wash basin with a mixer tap over, radiator, and tiled flooring.

REAR HALL

Composite door, radiator and wooden flooring.

LANDING

Built in cupboard, Radiator and loft access

BEDROOM ONE

9'10 x 12'7 (3.00m x 3.84m)

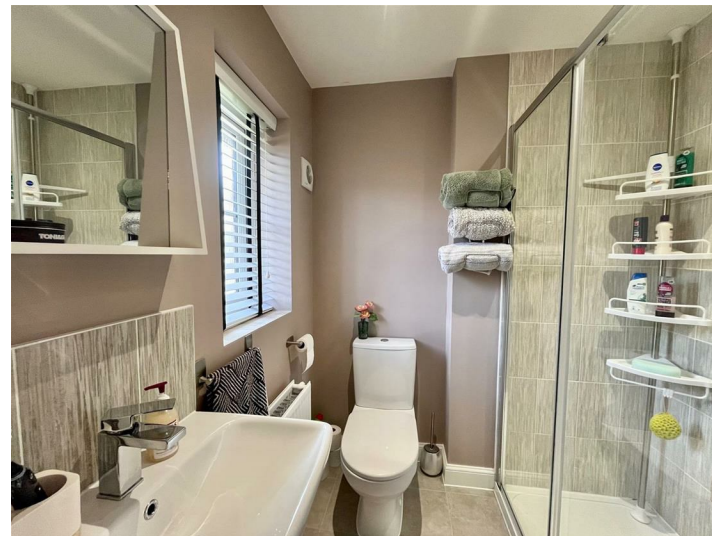
UPVC double glazed window and radiator.



EN-SUITE

5'10 x 6'1 (1.78m x 1.85m)

UPVC double glazed window, walk in shower cubicle with an electric shower fitment, WC with a push flush, pedestal wash basin with a mixer tap, radiator and tiled flooring.



BEDROOM TWO

9'5 x 15'5 (2.87m x 4.70m)

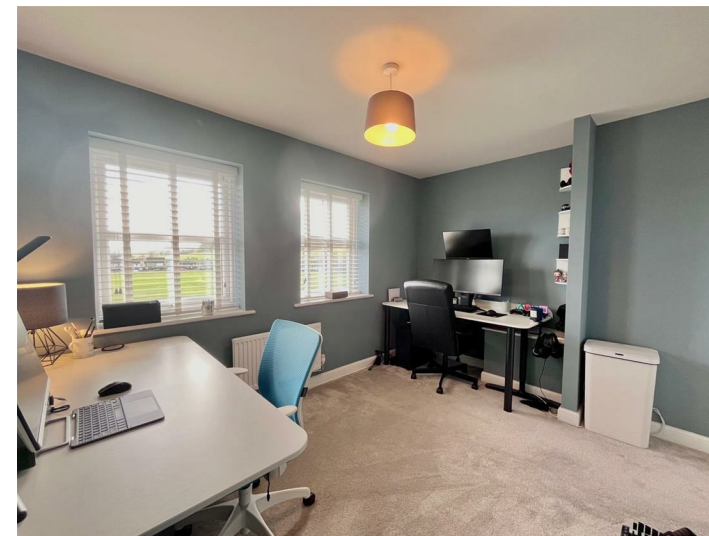
Two UPVC double glazed window and a radiator.



BEDROOM THREE

10'7 x 11'7 (3.23m x 3.53m)

Two UPVC double glazed windows and radiator.



BEDROOM FOUR

7'4 x 10'8 (2.24m x 3.25m)

UPVC double glazed window and radiator.



BATHROOM

6'1 x 6'5 (1.85m x 1.96m)

UPVC double glazed window, bath wall mounted shower fitment, WC with a push flush, pedestal wash basin with a mixer tap over, radiator partially tiled walls and tiled flooring.



EXTERIOR

To the side of the property is a tarmac driveway and access to the garage. To the rear is an enclosed lawned garden.



GARAGE

17'3 x 9'2 (5.26m x 2.79m)

Up and over door, and light and power

NOTES

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

Council Tax Band: E

EPC Rating: B