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**RICHARD
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- ** Attractive Four Bedroom Detached Family Home situated in a cul-de-sac turning
- ** Benefitting from an outstanding garden measuring approximately 140' x 80'
- ** Three reception rooms
- ** Four double bedrooms
- ** Kitchen/Breakfast Room
- ** Three Bathrooms
- ** Outbuilding plus large garage
- ** Additional off-street parking for several vehicles as required
- ** Internal viewing advised

Entrance Hall 21' x 9'7 (6.40m x 2.92m)



The property is approached via double composite entrance doors leading to the entrance hall, a superb-sized entrance hall with plastered ceiling and inset down lighting, stairs connecting to the first floor accommodation with a storage cupboard below, a radiator, laminate wood flooring, and solid wood doors leading to the accommodation.

Ground Floor Shower Room



Flat plastered ceiling, inset spotlights, obscure double glazed window to the front elevation, fully tiled and screened shower cubicle, low level flush wc, wash hand basin with vanity unit below, and a heated towel rail.

Lounge 19' x 12' (5.79m x 3.66m)



Double glazed bay window to the front elevation, coved and flat plastered ceiling, TV and power points, radiator, provision for wall lighting, and opening to the dining room.

Dining Room 15'4 x 12'3 (4.67m x 3.73m)



Double-glazed French-style doors leading onto the garden, radiator, and laminate wood flooring.



Kitchen/Breakfast Room 13'7 x 12'5 (4.14m x 3.78m)



UPVC double glazed window overlooking the rear garden with one and a half stainless steel drainer sink unit inset to a range of rolled edge work surfaces with an extensive range of light finished units at base and eye level, space for a range style cooker with fitted extractor and metal back plate, integrated fridge freezer, plumbing and space for dishwasher, radiator, ceramic tiling to the floor, central island/breakfast bar unit,

Sitting Room 18' x 10'6 (5.49m x 3.20m)



Double glazed bay window to the front elevation and double glazed French doors leading to the side, built-in cupboards housing meters, radiator, laminate wood flooring, coved and flat plastered ceiling with downlighting.

Utility Room 12'5 x 7'5 (3.78m x 2.26m)



Double glazed door leading to the rear garden, a range of base units with rolled edge work surfaces over, plumbing and space for washing machine, tumble dryer and further domestic appliances, radiator, tiled floor and a flat plastered ceiling.

First Floor Landing 20'6 x 9'6 maximum measurements (6.25m x 2.90m maximum measurements)



Galleried landing with flat plastered ceiling and downlighting, double glazed window to the front elevation, built-in storage cupboard, radiator, loft hatch, and solid wood doors leading to the accommodation



Bedroom One 17'2 x 12'9 (5.23m x 3.89m)



UPVC double glazed window overlooking the rear garden, radiator, coved and flat plastered ceiling, and power points.

En-Suite



A good-sized modern en-suite comprising a low-level flush wc, wash hand basin with vanity unit below, fully tiled and screened shower, ceramic tiling to the balance of walls and floor, chrome heated towel, and obscure double glazed window to the rear elevation.

Bedroom Two 13'8 x 12' (4.17m x 3.66m)



UPVC double glazed window to the front elevation, radiator, power points, coved and flat plastered ceiling.

Bedroom Three 11'9 x 11'7 (3.58m x 3.53m)



Velux style window to the rear elevation, radiator, power points, and a flat plastered ceiling.

Bedroom Four 15' x 11'4 (4.57m x 3.45m)



Double glazed window to the front elevation, radiator, and power points.

Family Bathroom



Suite comprising of a low-level push flush wc, wash hand basin inset to a vanity unit below, tiled panelled bath and tiling to the balance of walls and floor.

Exterior

Front Garden

A mixture of lawned areas and concrete hardstanding for

two vehicles, wrought iron double gates leading to the additional parking and garage space.

Rear Garden approximately 140' depth x 80' across (approximately 42.67m depth x 24.38m across)



Measuring approximately 140ft x 80ft, a truly outstanding garden comprising a concreted hardstanding area to the side elevation, providing an opportunity for additional parking for several vehicles as required, bar room with power and light connected, the rear is mainly laid to lawn which backs onto farmland, external tap and external outside power, external lighting, to the rear of the garden is a raised decked area with outbuilding.



Outbuilding 17'7 x 7'6 (5.36m x 2.29m)



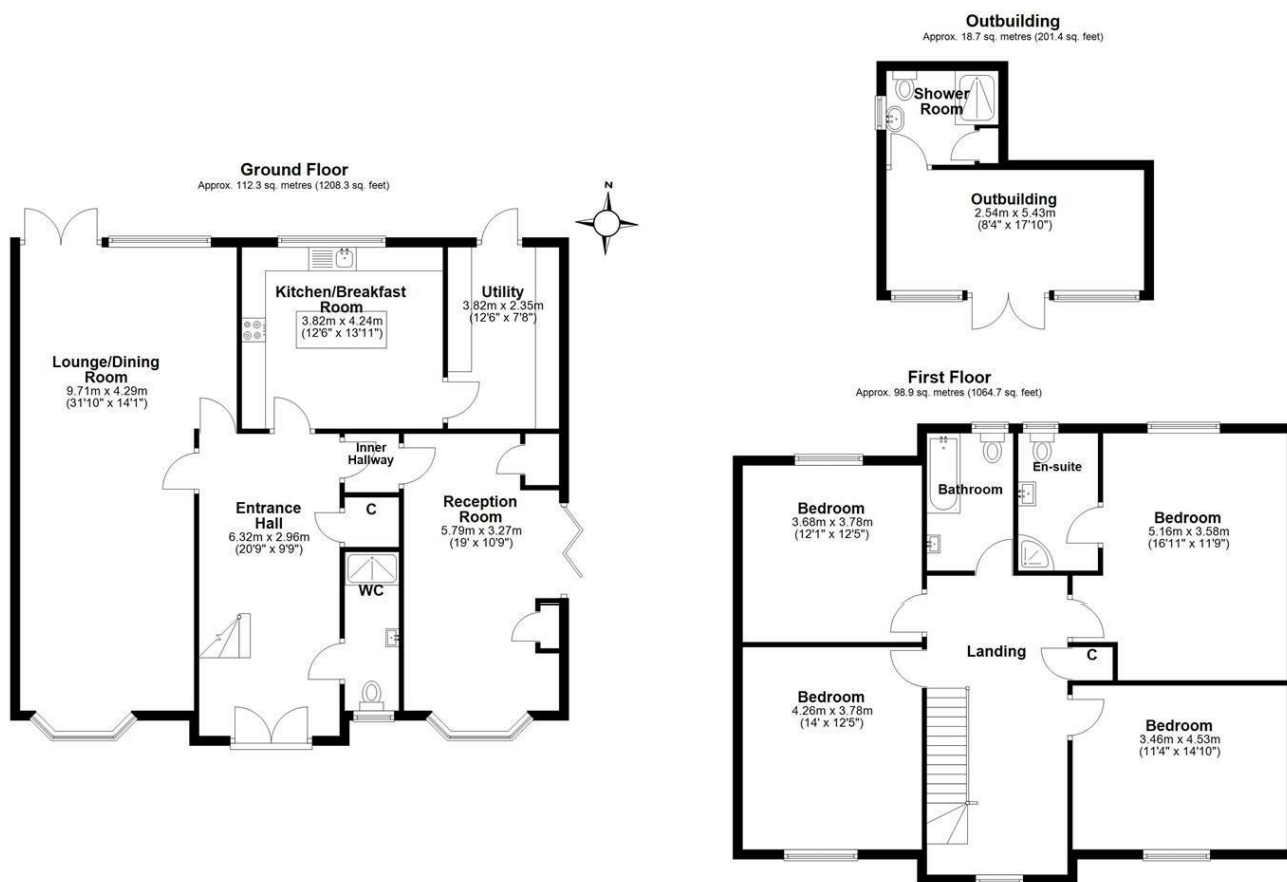
Ideally suited for working from home with a flat plastered ceiling, double glazed French doors and matching windows leading onto the garden, rolled edge work surfaces with units at base level to one side, power points, telephone points and a door leading to the shower room.

Shower Room

Shower cubicle, low-level flush wc, wash hand basin, window to the side elevation, external door to the rear leading to a large storage room with a wall-mounted boiler and additional loft space.

Garage

Larger than average with power and light connected, and power-assisted up and over door.

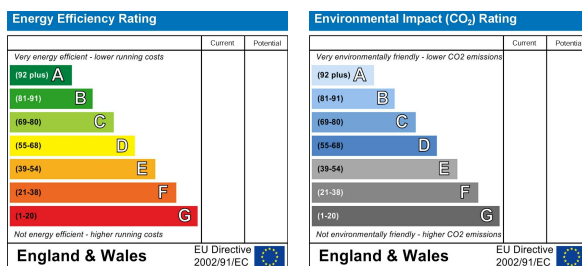


Total area: approx. 229.9 sq. metres (2474.4 sq. feet)

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Lee Road, Bowers Gifford



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