







## Property Description

This well-kept detached family residence is situated in a highly desirable contemporary community less than 10 years old. Its generous and adaptable living space makes it perfect for a family. It is conveniently located near all amenities, schools, and transportation options.

### Entrance Hall

Double glazed door to front elevation, stairs to first floor, central heating radiator.

### Cloakroom

low level WC, wash hand basin, heated chrome towel rail, double glazed window to front elevation, tiling

### Lounge

19' 3" x 9' 10" ( 5.87m x 3.00m )

Double glazed window to front elevation, central heating radiator.

### Kitchen / Dining Room

17' 6" x 17' 5" ( 5.33m x 5.31m )

A fitted gloss kitchen to include a range of wall and base units with work surfaces over, one and half bowl sink and drainer unit with mixer taps, integrated appliances to include electric oven, gas hob with extractor over, washing machine, dishwasher, fridge freezer, built in storage cupboard, central heating radiator, double glazed patio doors to rear, skylight windows to rear.

### Garage

20' x 9' 8" ( 6.10m x 2.95m )  
up and over door to front.

## First Floor

### Landing

loft access, built in storage cupboard

### Bedroom One

20' 2" max x 10' 8" ( 6.15m max x 3.25m )

Double glazed windows to front and rear elevation, central heating radiator, fitted wardrobes.

### En Suite

walk in shower cubicle, wash hand basin in vanity unit, heated chrome towel rail, tiling, double glazed window to rear elevation

### Bedroom Two

11' 9" x 9' 7" ( 3.58m x 2.92m )

Double glazed window to front elevation, central heating radiator, fitted wardrobes.

### Bedroom Three

11' 6" x 9' 7" ( 3.51m x 2.92m )

Double glazed window to rear elevation, central heating radiator

### Bedroom Four

8' 8" x 7' 2" ( 2.64m x 2.18m )

Double glazed window to front elevation, central heating radiator

### Bathroom

Suite to comprise bath, low level wc, wash hand basin, tiling, heated chrome towel rail

## Outside

To the front of the property block paved driveway giving off road parking, lawned area, side access to rear garden

Rear garden having slabbed paved patio area & lawned area.













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**EPC Rating: B**

Tenure: Freehold

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