







## Property Description

This spacious family home welcomes you into a hallway that flows into a generous living room, complete with a cozy fireplace with electric fire with access to a beautiful conservatory. The kitchen is designed to offer plenty of room, featuring an integrated oven, stove, fan extractor, and space for a fridge freezer. From the kitchen, you can step out into a well-maintained garden, providing an ideal space for relaxation.

Upstairs, you'll find three spacious bedrooms—two large enough to accommodate double beds, and one that comfortably fits a single. A convenient downstairs toilet includes a low flush WC and hand basin, while the upstairs features a separate toilet and bathroom, complete with both a bath and a shower. This home offers a perfect blend of comfort and practicality, ideal for family living.

### Entrance Hallway

Ceiling light point, stairs off hallway.

### Guest Cloakroom

Ceiling light point, panelled radiator, low flush w.c, hand wash basin.

### Lounge

11' 9" x 21' 3" ( 3.58m x 6.48m )

Spacious living area, 2 ceiling light points, double radiator, TV point and fireplace, doors into the conservatory.

### Kitchen

8' 10" x 16' ( 2.69m x 4.88m )

Spacious kitchen area, ceiling light point, integrated oven, stove and extractor fan, space for fridge freezer, washing machine and dryer with window to rear elevation.

### Conservatory

Conservatory with views over the garden and side door.

### Landing

Ceiling light point, loft access, doors off.

### Bedroom One

14' 6" x 10' ( 4.42m x 3.05m )

Ceiling light point, fan on ceiling, panelled radiator, fitted and freestanding wardrobes.

### Bedroom Two

7' 10" x 12' 4" ( 2.39m x 3.76m )

Ceiling light point, panelled radiator with space for wardrobes.

### Bedroom Three

6' 9" x 10' ( 2.06m x 3.05m )

Ceiling light point, panelled radiator and freestanding wardrobes.

## Bathroom

Separate bathroom and toilet, with bath with shower over, wash hand basin, heated handrail, part tiled and low flush wc.

## Rear Garden

Spacious garden, part patio, very well maintained, fenced off pond at top of garden.

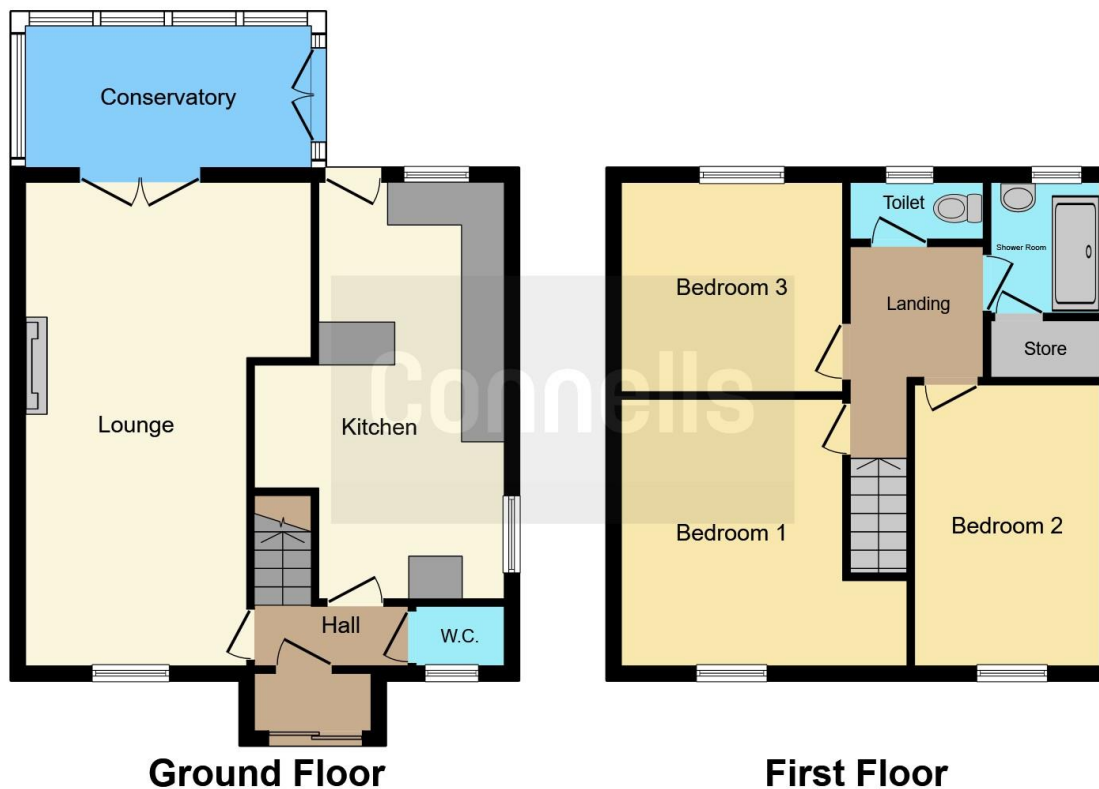












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**EPC Rating: C**

Tenure: Freehold

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