







### Property Description

This deceptively large detached residence extending to over 1400 sqft is situated in the popular area of Shiphay and is set in an elevated position. Approaching from the driveway, a flight of steps leads up to the main entrance and into the entrance hall with doors leading to the generous Lounge and Kitchen/Diner with a spacious Conservatory leading to the Gardens, also off the hall, a few steps lead to 3 Double Bedrooms, 1 with Ensuite. To the front is a Single Garage with a Driveway.



## Hallway

12' 4" max x 6' 4" max ( 3.76m max x 1.93m max )

With wooden flooring and double glazed windows over looking the front, there is also a large storage cupboard and a radiator

## Lounge

19' 5" max x 11' 7" max ( 5.92m max x 3.53m max )

With wooden flooring and double glazed windows over looking the front, feature fire, doors to conservatory, leading into the:

## Kitchen/Diner

22' 9" max x 9' 7" max ( 6.93m max x 2.92m max )

With wooden flooring and double glazed windows over looking the side and sliding door to the conservatory, counter top to the kitchen, with a range of wall and base units in wood effect with black worktop, eye height double oven, gas hob, space for fridge/freezer. Door to rear.

## Conservatory

17' 2" max x 8' 4" max ( 5.23m max x 2.54m max )

with power, lighting and underfloor heating to the left hand side (right side kept unheated for a hot tub!

## Bedroom 1

12' 11" max x 9' 7" max ( 3.94m max x 2.92m max )

Laminate flooring, double glazed window to the front, radiator, door to:

## En Suite

6' 10" max x 4' 9" max ( 2.08m max x 1.45m max )

Large walk in fully tile shower with glass screen, white toilet and a sink in a vanity unit.

## Bedroom 2

11' 7" max x 9' 9" max ( 3.53m max x 2.97m max )

Laminate flooring, double glazed window to the front, radiator

## Bedroom 3

11' 7" max x 9' 9" max ( 3.53m max x 2.97m max )

Laminate flooring, double glazed window to the front, radiator

## Bathroom

9' 5" max x 5' 7" max ( 2.87m max x 1.70m max )

with sunken double ended bath, walk in shower with rain shower, wall hung sink and toilet

## Garage

16' 1" max x 9' 10" max ( 4.90m max x 3.00m max )

with up and over door, power and light





To view this property please contact Connells on

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EPC Rating: D Council Tax  
Band: D

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Tenure: Freehold



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