







## Property Description

This impressive property features a high specification kitchen, perfect for family living and entertaining. The property also includes a separate utility space for added convenience and functionality, a spacious lounge leads into the conservatory, featuring bi-fold doors that open seamlessly onto the garden creating an ideal indoor-outdoor living experience. The master bedroom benefits a stylish ensuite, while all bedrooms are generously sized. Additional highlights include a double garage and a well maintained garden, making this home ideal for those seeking both comfort and convenience.

### Entrance Hall

Light entrance hall with stairs to the first floor, radiator and two storage cupboards.

### Cloakroom

WC and wash hand basin in a fitted vanity unit with a heated towel rail.

### Study

9' 4" x 7' 8" ( 2.84m x 2.34m )

Double glazed window to the front and a radiator.

### Lounge

13' 2" x 12' 10" ( 4.01m x 3.91m )

Doors leading to the conservatory, electric fireplace, wall lights and two radiators.

### Conservatory

14' 8" x 14' 7" ( 4.47m x 4.45m )

Bi fold doors to the garden, Velux skylights, spotlights, door to the side and double glazed windows to all sides.

## Kitchen / Diner

21' 2" max x 10' 7" max ( 6.45m max x 3.23m max )

Fully fitted Hacker kitchen with ample cupboard storage, Steve Bristow Valencia Quartz worktops, integrated Bosch frost free fridge/freezer, space for a Rangemaster induction cooker, Elica integrated cooker hood, Caple Cheshire single bowl sink, Aspen pull out tap, integrated Neff dishwasher and two radiators.

## Utility Room

7' 8" max x 6' 5" max ( 2.34m max x 1.96m max )

Door to the conservatory, space for washing machine and tumble dryer, radiator and an airing cupboard housing the central heating boiler.

## Landing

Stairs from the entrance hall, radiator and access to the loft which is part boarded with a ladder and light.

## Bedroom One

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

Double glazed window to the rear, double built in wardrobes and a radiator.

## Ensuite

Double shower cubicle, WC, wash hand basin with a vanity unit and a heated towel rail.

## Bedroom Two

13' 7" max x 10' 11" max ( 4.14m max x 3.33m max )

Double glazed windows to the front and side, triple fitted wardrobe and a radiator.

## Bedroom Three

12' 10" max x 9' 3" max ( 3.91m max x 2.82m max )

Double glazed window to the front, built in wardrobe and a radiator.

## Bedroom Four

8' 3" max x 7' 4" max ( 2.51m max x 2.24m max )

Double glazed window to the rear, built in wardrobe and a radiator.

## Bathroom

Double glazed window to the front, bath with mixer taps and shower over, WC, wash hand basin, extractor fan and a radiator.

## Rear Garden

A well established garden to the rear with a patio seating area, mature flower beds, lighting, an outside tap and the remainder laid to lawn and a gated driveway leading to the double garage one of which has access for a car.

## Double Garage

16' 8" x 16' 8" ( 5.08m x 5.08m )

Double garage with two up and over doors power and lighting.



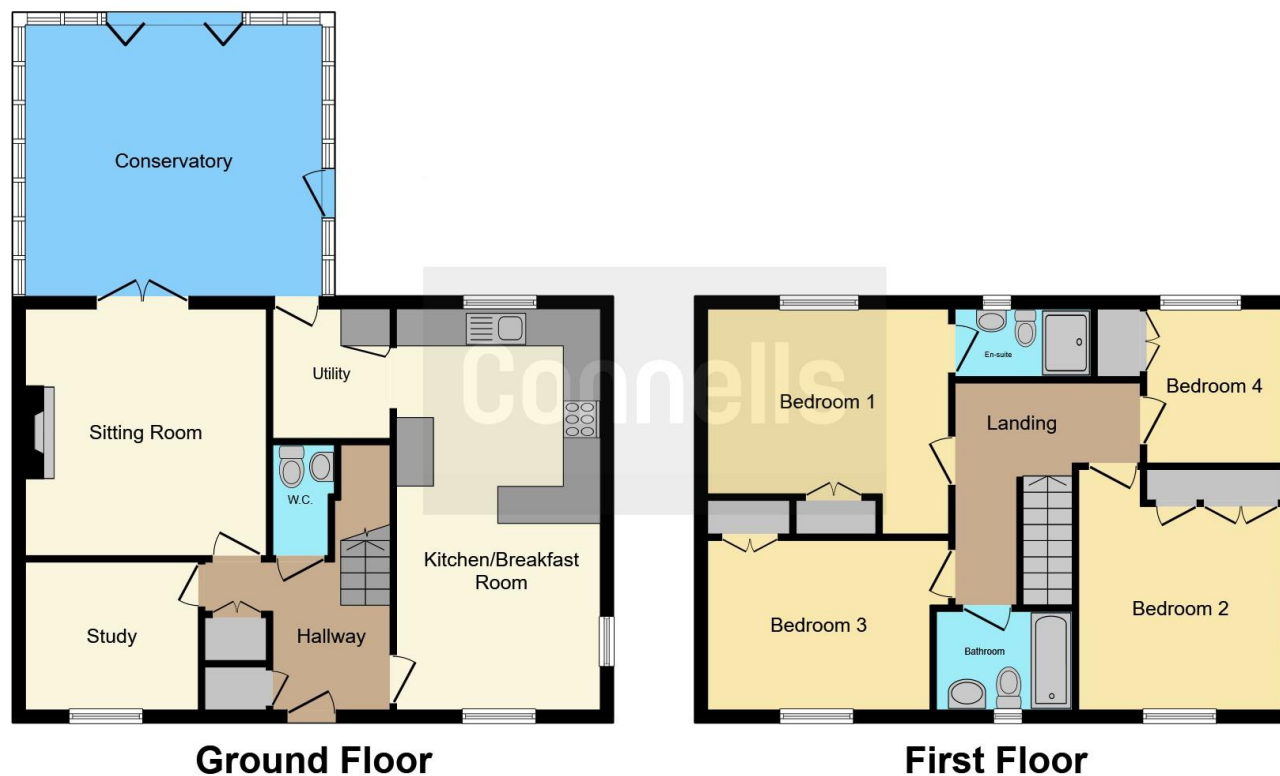












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EPC Rating: Council Tax  
 Awaited Band: E

Tenure: Freehold

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Property Ref: SFT306037 - 0006