





Property Description

LAST PLOT REMAINING - Four bedroom detached unique family home built by Little Orchard Construction. The property benefits from entrance hallway, cloakroom, living room and elegant kitchen with dining area and french doors opening onto the rear garden, the first floor boasts three good sized bedrooms and the family bathroom, the top floor has a master bedroom with a bathroom and very handy dressing room

Approach

Entry via the side of the property

Entrance Hallway

Double glazed door leading to a large reception hallway, central heating radiator and doors to:

Cloakroom

Being part tiled and comprising of a low level wc, wash hand basin set within a vanity unit, towel rail and an extractor fan.

Lounge

17' 5" x 12' 2" (5.31m x 3.71m)
double glazed window to the front aspect and a central heating radiator.

Kitchen Dining Area

17' 6" x 12' 11" (5.33m x 3.94m)
The kitchen comprises of a range of wall and base mounted units incorporating a sink and drainer unit with worksurfaces and tiled splash backs over, electric hob with hood above, electric oven, integrated fridge freezer and washing machine, inset spotlights, central heating radiator, double glazed window to the side and to the rear garden and french doors opening on to the rear garden.

First Floor Landing

Doors to:

Bedroom Two

14' 9" x 12' 2" (4.50m x 3.71m)
Double glazed window to the rear aspect, fitted wardrobe and a central heating radiator.

Bedroom Three

12' 1" x 7' 2" (3.68m x 2.18m)
Double glazed window to the front aspect and a central heating radiator.

Bedroom Four

9' 11" x 9' 10" (3.02m x 3.00m)
Double glazed window to the front aspect and a central heating radiator.

Family Bathroom

Being part tiled and comprising of a bath, separate shower cubicle, low level wc, wash hand basin set within a vanity unit, heated towel rail, extractor fan and a double glazed window to the side aspect.

Second Floor Landing

doors to:

Master Bedroom

16' 5" x 10' 5" max (5.00m x 3.17m max)
double glazed window to the front aspect, central heating radiator and door to:

Dressing Room

8' 3" x 4' 10" (2.51m x 1.47m)
Double glazed window to the rear aspect and a central heating radiator.

En-Suite

Being part tiled and comprising of a shower cubicle, wash hand basin set within a vanity unit, low level wc, towel

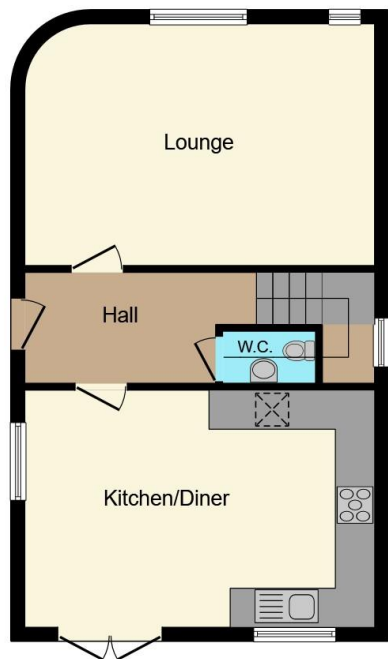
rail, extractor fan and a double glazed window to the rear aspect.

Outside

To the front of the property is parking for two vehicles and an EV charging point. Side paved access to the entrance door and also gated access to the rear garden.

To the rear is an enclosed rear garden with a paved area beyond being laid to lawn.

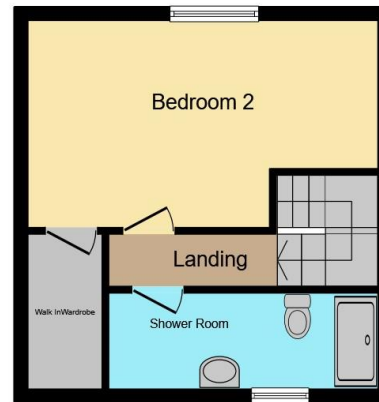




Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B

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Tenure: Freehold



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