







Beautifully presented throughout this five bedroom detached property benefits from refitted kitchen/dining area, extended family room with bifold doors to the enclosed rear garden. Separate lounge with log burner, master bedroom, walk in wardrobe and ensuite, garage and driveway complete this home.

#### Entrance Hall

Door to front, under stairs storage, fitted mat, radiator.

#### Cloakroom

Window to front, vanity wash hand basin, WC, part tiled, tiled floor, radiator.

#### Kitchen/Diner

14' 4" Max x 20' 3" Max ( 4.37m Max x 6.17m Max )

Window to rear, refitted kitchen with a range of wall and base units, complementary work surface, stainless steel sink with one and a half bowl and drainer, tiled splash back, double electric eye level ovens, induction hob with stainless steel cooker hood, integrated larder fridge, larder freezer and dishwasher, under stairs storage, radiator.

#### Utility Room

8' 6" x 4' 10" ( 2.59m x 1.47m )

Window to front, refitted utility with a range of wall and base units, work surfaces, stainless steel sink with one and a half bowl and drainer, central heating boiler, door to side leading to drive.

#### Family Room

19' 1" Max x 9' 7" ( 5.82m Max x 2.92m )

Window to side, velux window to rear, bi fold doors to rear, wall lights, feature cut out, two radiators.

#### Lounge

11' 7" Max x 18' 7" Max ( 3.53m Max x 5.66m Max )

Window to front, log burner and wooden surround, television point, telephone point, feature glass panel to family room, two radiators.

#### Landing

Stairs from hallway to landing, radiator, stairs leading to second floor accommodation.

#### Bedroom One

12' 3" + Wardrobes x 11' 8" ( 3.73m + Wardrobes x 3.56m )

Windows to side and rear, two double built in wardrobes, television point, radiator.



### Dressing Room

8' 3" x 6' 4" Max ( 2.51m x 1.93m Max )

Window to rear, hanging and shelved space, radiator.

### En-Suite

Window to front, refitted ensuite with double shower cubicle, wooden vanity sink unit, WC, part tiled, extractor fan, chrome heated towel rail.

### Bedroom Two

9' 6" + Wardrobes x 10' 5" ( 2.90m + Wardrobes x 3.17m )

Window to rear, triple built in wardrobes, radiator.

### Bedroom Five

8' 10" x 9' 5" ( 2.69m x 2.87m )

Window to front, built in wardrobes, radiator.

### Bathroom

Window to front, refitted bathroom with bath with mixer taps and shower over, glass screen, wash hand basin, WC, part tiled, tiled floor, shaver point, extractor fan, chrome heated towel rail.

### Landing

Velux to rear, stairs from first floor landing to second floor accommodation.

### Bedroom Three

11' 2" x 14' 4" ( 3.40m x 4.37m )

Velux window rear, eaves storage, telephone point, television point, restricted head height, radiator.

### Bedroom Four

14' 4" Max x 9' 9" ( 4.37m Max x 2.97m )

Window to side, velux to rear, built in wardrobe, television point, restricted head height, two radiators.

### Shower Room

Shower cubicle, wash hand basin, WC, eaves storage, storage cupboard, extractor fan, part tiled, heated towel rail, restricted head height

### Rear Garden

Fence enclosed gravel area, laid to lawn, patio area, out side tap, personnel door to garage, gate to side.

### Garage And Parking

Single garage with up and over door, light and power, personnel door to garden, driveway parking.















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To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Freehold

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