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**Offers In Excess Of £450,000**



PCM Estate Agents are delighted to present to the market an opportunity to purchase this ATTRACTIVE DETACHED FOUR/ FIVE BEDROOM MODERN FAMILY HOME tucked away in a quiet cul-de-sac position, with a 31FT TANDEM GARAGE and TWO DRIVEWAYS providing OFF ROAD PARKING for multiple vehicles.

This home offers well-proportioned and well-appointed accommodation arranged over two floors comprising a spacious entrance hall, lounge, SEPARATE DINING ROOM, kitchen with separate UTILITY and a DOWNSTAIRS WC, in addition to a ground floor STUDY/ FIFTH BEDROOM. Upstairs the landing provides access to TWO EN SUITE DOUBLE BEDROOMS with built in wardrobes, TWO FURTHER DOUBLE BEDROOMS one of which also has built in wardrobes and the main family bathroom.

A delightful feature of this FAMILY HOME is its LOW-MAINTENANCE GARDEN laid with Indian Sandstone and sympathetically planted borders and a SUMMER HOUSE with power.

Located within easy reach of Ponds Wood, attracting an area of wildlife and being an ideal spot for dog walking. Conveniently positioned within easy reach of popular schooling establishments and nearby local amenities. This DETACHED MODERN FAMILY HOME must be viewed to fully appreciate the space and position on offer.

Please call the owners agents now to book your viewing.

#### **DOUBLE GLAZED FRONT DOOR**

Opening to:

#### **ENTRANCE HALL**

Spacious with stairs rising to upper floor accommodation, radiator, Karndean flooring, telephone point, coving to ceiling, doors opening to:

#### **LIVING ROOM**

18'6 x 10'5 (5.64m x 3.18m)

Continuation of the Karndean flooring, coving to ceiling, double radiator, single radiator, television point, fire surround with stone hearth, inset gas living flame fire, double glazed sliding patio doors providing a pleasant outlook and access onto the garden, wooden double opening doors to:

#### **DINING ROOM**

11'3 x 9'1 (3.43m x 2.77m)

Continuation of the Karndean flooring, radiator, coving to ceiling, double glazed window to rear aspect with pleasant views onto the garden, door to:

#### **UTILITY**

8'2 x 5'7 (2.49m x 1.70m)

Tiled flooring, radiator, wall mounted consumer unit for the electrics, integrated washing machine with storage cupboard to side set beneath worktop, inset stainless steel sink with mixer tap, further wall mounted cupboard, double glazed door opening to side providing access to the garden, archway through to kitchen and door to downstairs wc.

#### **KITCHEN**

12'11 x 7'7 (3.94m x 2.31m)

Under stairs storage cupboard, double radiator, continuation of the tiled flooring, part tiled walls, inset down lights, fitted with a matching range of eye and base level cupboards and drawers with complimentary worksurfaces over, four ring gas hob with oven and grill below, extractor over, inset one & ½ bowl drainer-sink unit with mixer tap, pull out larder style cupboard, integrated tall fridge freezer, integrated dishwasher, double glazed window to front aspect.

#### **DOWNSTAIRS WC**

Continuation of the tiled flooring, ladder style heated towel rail, extractor fan for ventilation, dual flush low level wc, pedestal wash hand basin.

#### **STUDY/ OPTIONAL FIFTH BEDROOM**

8'3 x 7'2 (2.51m x 2.18m)

Coving to ceiling, continuation of the Karndean flooring, radiator, telephone point, double glazed window to front aspect.

#### **FIRST FLOOR LANDING**

Spacious with loft hatch providing access to loft space, airing cupboard.

#### **BEDROOM ONE**

11'2 x 10'6 (3.40m x 3.20m )

Measurement excludes door recess, built in double wardrobe, radiator, television point, double glazed window to front aspect, door to:

#### **EN SUITE SHOWER ROOM**

Walk in shower, dual flush low level wc, pedestal wash hand basin, ladder style heated towel rail, shaver point, down lights, extractor fan for ventilation, party tiled walls, double glazed pattern glass window to front aspect.

#### **BEDROOM TWO**

11'4 x 9' (3.45m x 2.74m)

Radiator, built in double wardrobes, double glazed window to rear aspect with pleasant views down the garden, door to:

#### **EN SUITE SHOWER ROOM**

Walk in shower, dual flush low level wc, pedestal wash hand basin with mixer tap, ladder style heated towel rail, part tiled walls, extractor fan for ventilation, down lights, shaver point.

#### **BEDROOM THREE**

9'2 x 8'5 (2.79m x 2.57m)

Built in double wardrobe, radiator, double glazed window to rear aspect with views down the garden.

#### **BEDROOM FOUR**

10' x 6'8 (3.05m x 2.03m)

Radiator, double glazed window to front aspect.

#### **FAMILY BATHROOM**

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, dual flush low level wc, ladder style heated towel rail, tiled walls, extractor for ventilation, down lights, shaver point, double glazed pattern glass window to side aspect.

#### **OUTSIDE - FRONT**

Two driveways located either side of the property, one leading to the tandem garage and the other providing off road parking for further vehicles.

#### **REAR GARDEN**

Low-maintenance landscaped patio/ paved garden laid with Indian Sandstone abutting the property and extending down the side elevation, there are a few steps up to the main section of garden also laid with Indian Sandstone, sympathetically planted borders with mature palms and shrubs, summer house with power and light, seating areas, fenced boundaries and personal door to tandem garage. There is also gated side access to one of the two driveways and an outside water tap.

#### **TANDEM GARAGE**

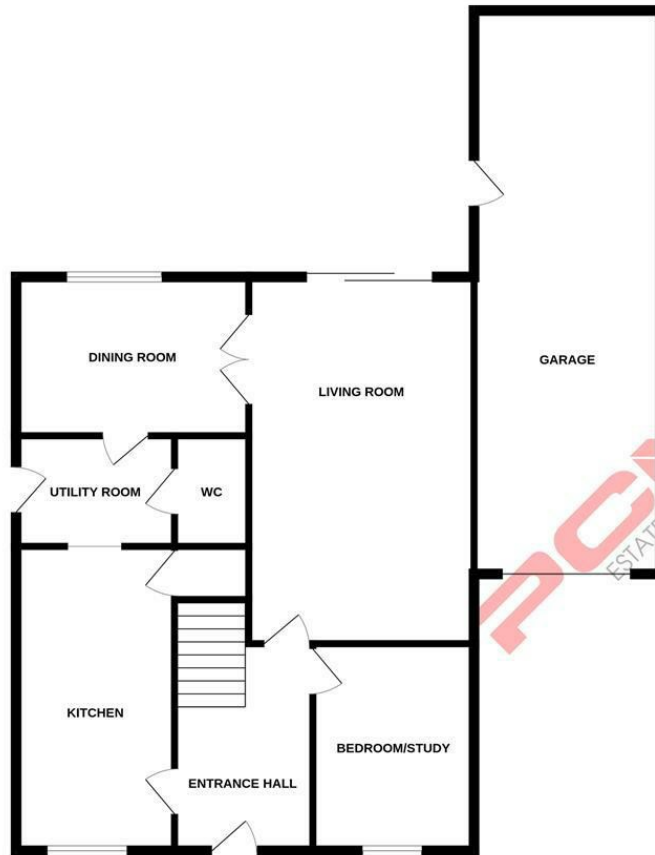
31'7 x 9' (9.63m x 2.74m)

Up and over door, power and light, partly boarded ceiling to create further storage.

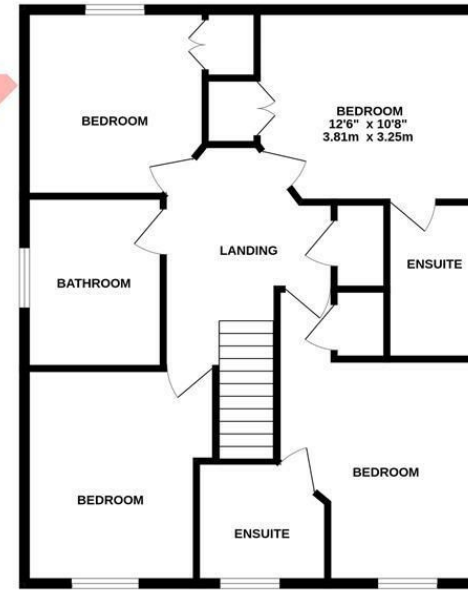
Council Tax Band: E



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.