





Property Description

Entrance Hall

Half glazed patterned double glazed door into the main entrance. Laminate flooring with inset fitted door mat, radiator, telephone point, staircase to the first floor landing, patterned double glazed window to the front, textured ceiling with recess lighting, half glazed door through to the lounge and further doors off onto the dining room, kitchen and cloakroom.

Cloakroom

Being fully tiled and comprising of a two piece suite to include a wash hand basin with mixer tap and set within a vanity unit, plus a WC with dual flush. Radiator, inset mirror with light, textured ceiling with recess lighting and a patterned UPVC double glazed window to the front.

Lounge

Two radiators, TV point, living flame electric fire with marble surround and hearth, wooden feature acoustic panels, textured ceiling, UPVC double glazed box bay window to the front and a fully glazed door with UPVC window into the garden room.

Garden Room

Being constructed of a brick base with patterned UPVC windows surround, ceramic tiled flooring, wall mounted electric heater, TV point, feature peaked smooth ceiling with recess lighting and fully glazed double sliding doors into the rear garden.

Dining Room

Radiator, textured ceiling UPVC double glazed French doors into the rear garden and three quarter glazed double doors into the kitchen.

Kitchen

Comprising a range of matching wall and base level units with pop up electric socket, concealed lighting to the wall units, worktops and a porcelain single drainer sink with mixer tap over. Built in double oven, grill and four ring hob with extractor, integral dishwasher, space for a three quarter standing fridge freezer, door into boiler cupboard which double up as storage with hanging rail and shelving. The gas boiler services the hot water and central heating system. Ceramic tiled flooring, radiator, textured ceiling with recess lighting, UPVC double glazed window to the rear with door through to the inner hallway and utility.

Utility

Comprising a range of matching wall and base level units, worktops, plumbing for washing machine and space for a tumble dryer. Ceramic tiled flooring continuous from the kitchen, textured ceiling, UPVC double glazed window to the front and a half glazed patterned UPVC door to side.

First Floor Landing

Door into the airing cupboard housing the cylinder water tank with slated shelving, textured ceiling with loft access, loft ladder (the loft is fully boarded) and smoke alarm, UPVC double glazed window to the front and doors off onto bedrooms and bathroom.

Bedroom One

Radiator, textured ceiling with recess lighting, UPVC double glazed window to the rear and door through to the en-suite.

En-Suite

Being fully tiled and comprising a three piece suite to include a shower cubicle fitted with a mains fed shower, rainfall head and detachable hose, an oversized wash hand basin with mixer tap and set within a vanity unit, plus a WC with concealed cistern. Shaver point, mirror and inset lights, heated towel rail, further lighted mirror area, textured ceiling with recess lighting and extractor. Patterned UPVC double glazed window to the side.

Bedroom Two

Radiator, laminate flooring, textured ceiling and UPVC double glazed window to the rear.

Bedroom Three

Radiator, textured ceiling and UPVC double glazed window to the rear.

Bedroom Four

Radiator, textured ceiling and UPVC double glazed window to the front.

Family Bathroom

Being fully tiled and comprising a three piece suite to include a bath with mixer tap over, mains fed shower over with rainfall head, detachable hose and a bi-fold shower screen. Wash hand basin with mixer tap over and a WC. Shaver point and mirror with inset lighting, heated towel rail, smooth ceiling with recess light and extractor and a patterned UPVC double glazed window to the front.

Outside

To the front of the property is a granite and gravel ornamental garden with mature and established planting. A driveway provides off road parking which in turn leads to the double garage. Gated side access into the rear garden.

To the rear of the property there is a paved seating and entertaining area, timber built shed, pergola with brick built BBQ, external plug sockets and a sensor light. There is a further extensive paved patio area, the garden is laid to lawn with granite and gravel ornamental side borders, mature and established planting, a further seating area with raised decking. The garden is surrounded by a timber built fence.

Double Garage

Fitted with electric roller shutter door, power, lighting, telephone point and a Mitsubishi air conditioning unit fitted. Smooth ceiling with access to storage eaves, UPVC double glazed windows to rear and side, plus a courtesy door into the rear garden.

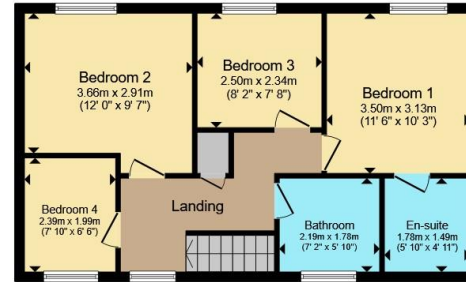




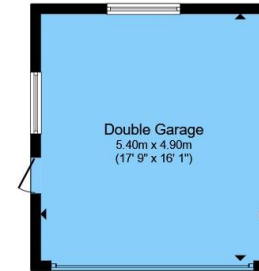




Ground Floor



First Floor



Garage

Total floor area 153.7 m² (1,655 sq.ft.) approx

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Band: D

Tenure: Freehold

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