

**The Accommodation Comprises:-**

Open entrance porch to front door with obscured double glazed panels inset and matching panels to side into:-

**Entrance Hall:-**

Stairs to first floor, under stairs cupboard, radiator.

**Cloakroom:-**

Obscured double glazed window, close-coupled wc, wash hand basin with mixer tap, tiled to dado rail height, chrome towel rail, complimentary floor tiling, cloaks hanging cupboard.

**Lounge:- 26' 8" x 12' 4" (8.12m x 3.76m)**

Dual aspect with window to front and French door with long-line panels to side, enjoying views and accessing the rear garden, two radiators, wood-burning stove with raised heath, double opening glazed doors to:-

**Dining Room:- 12' 9" x 10' 7" (3.88m x 3.22m)**

Window overlooking garden, radiator.

**Kitchen/Breakfast room:- 24' 4" x 15' 10" (7.41m x 4.82m) Maximum Measurements**

Window overlooking garden, superb range of base and eye level units with roll-top work surfaces and tiled surround, one and a half bowl sink unit with mixer tap, recess for range with extractor hood over, integrated dishwasher, space for American-style fridge/freezer, central island, radiator, breakfast area with further radiator leading to:-

**Conservatory:- 13' 6" x 13' 2" (4.11m x 4.01m)**

Enjoying views and accessing the rear garden, door giving access to garden, long-line towel rail.

**Utility Room:- 11' 6" x 7' 10" (3.50m x 2.39m)**

Window to front elevation, range of base and eye level units with work surfaces with tiled surround, one and a half bowl sink unit with mixer tap, recess for washing machine, recess for wine cooler, radiator.

**Family Room:- 15' 11" x 8' 2" (4.85m x 2.49m)**

Window to front elevation, radiator, door giving access to:-

**Inner Hallway:-**

Radiator, access to breakfast room, garage and:-

**Study:- 13' 1" x 8' 2" (3.98m x 2.49m)**

Radiator and window to front.

**Garage:-**

Up and over door, door to cupboard, door giving access to Studio Room, stainless steel sink unit with mixer tap door:-

**Cloakroom:-**

Close-coupled WC, wash hand basin with mixer tap, partly tiled.

**Studio:- 16' 10" x 10' 10" (5.13m x 3.30m)**

Velux windows with access to loft storage.

**First Floor Landing:-**

Access to loft, smoke detector, radiator, airing cupboard with hot water tank, shelving.

**Principle Suite:- 14' 11" x 14' 10" (4.54m x 4.52m) Maximum Measurements**

Feature arch, window to front elevation, long-line radiator, wall-to-wall fitted wardrobe units, door to:-

**En-Suite:- 11' 6" x 8' 6" (3.50m x 2.59m)**

Obscured double glazed window to rear, close-coupled wc, pedestal wash hand basin with mixer tap, tiled panelled bath, separate shower cubicle with twin shower heads, tiled with complimentary floor tiling, chrome towel rail.

**Bedroom 2:- 17' 7" x 12' 3" (5.36m x 3.73m)**

Windows to front elevation, twin radiators, fitted wardrobe units, door to:-

**En-Suite Shower Room:- 8' 7" x 6' 3" (2.61m x 1.90m)**

Obscured double glazed window, close-coupled wc, circular wash hand basin with mixer tap inset vanity unit, shower cubicle, tiled with complimentary floor tiling, chrome towel rail.

**Bedroom 3:- 15' 0" x 7' 2" (4.57m x 2.18m)**

Double glazed windows to rear, fitted wardrobe units, radiator.

**Bedroom 4:- 11' 9" x 10' 1" (3.58m x 3.07m)**

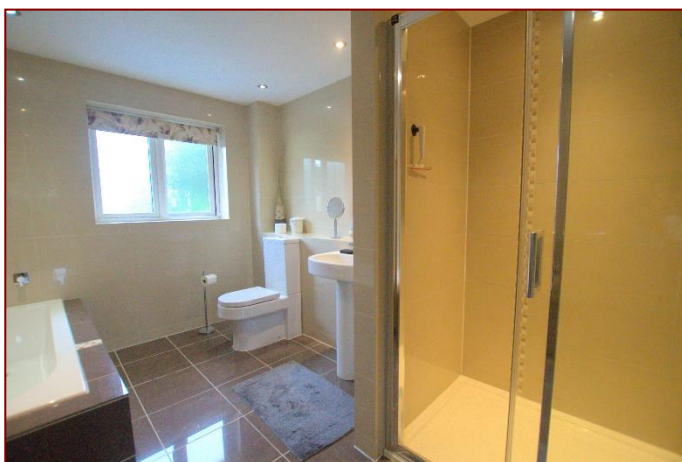
Window to front elevation, radiator.

**Bedroom 5:- 10' 6" x 9' 1" (3.20m x 2.77m) Maximum Measurements**

Window to rear, radiator, fitted wardrobe units.

**Outside:-**

Attractive high hedging to the front, formal well-manicured lawns, wide block-paved driveway leading to the garage, wrought-iron gate gives pedestrian access to the delightful rear garden, partly walled and fenced offering privacy and seclusion, full-width terrace for sitting, socialising, sitting area to the rear of the garden, easily maintained well-manicured lawns, shrubs and bushes.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: G

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£1,195,000

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**Fenwicks**

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