

The Accommodation Comprises:-

Open-Entrance Porch:-

Front door with eye-level obscured glazed panel into:-

Entrance Hall:-

Two double radiators, coving to ceiling, smoke detector, stairs to first floor with understairs cupboard.

Cloakroom:-

Obscured double glazed window to side elevation, low-level wc, tiled floor, coving to ceiling.

Lounge:- 20' 10" x 13' (6.35m x 3.96m)

Double glazed windows to front elevation overlooking garden and side, two double radiators, feature stone wall extended to sides for ornamental display purposes and raised hearth with gas fire inset.

Study:- 8' 6" x 7' 11" (2.59m x 2.41m)

Double glazed window to side elevation, radiator, coving to ceiling.

Dining Room & Family Room:- 21' 11" x 11' 6" (6.68m x 3.50m)

Family Area, sliding double glazed patio doors enjoying views and accessing the garden, further eye-level double glazed window to side, double radiator, single radiator, coving to ceiling.

Kitchen/Breakfast Room:- 20' 3" x 1' 4" (6.17m x 0.41m)

Double glazed window overlooking garden, door giving access to garden. Range of base and eye level units with roll-top work surfaces with double bowl and single stainless steel sink unit, six ring gas hob with extractor over, split-level oven and grill, recess for dishwasher, pull-out larder cupboard, space for fridge/freezer, wall mounted gas central heating boiler and space for washing machine in cupboard, double radiator, door to cupboard with shelving, further cupboard in breakfast area, coving to ceiling, fluorescent strip light, tiled floor.

First Floor Half Landing:-

Double glazed window to side elevation.

Landing:-

Access to loft, hot water tank, slatted shelves, coving to ceiling.

Bedroom 1:- 13' 6" x 10' 7" (4.11m x 3.22m)

Double glazed windows to front elevation, double radiator, coving to ceiling, wardrobe cupboards.

Bedroom 2:- 11' 5" x 10' 11" (3.48m x 3.32m) Maximum Measurements

Double glazed window to rear elevation, radiator, coving to ceiling, fitted wardrobe cupboard, feature arch with lighting.

Bedroom 3:- 17' 6" x 10' 11" (5.33m x 3.32m) Maximum Measurements

Double glazed window to front elevation and side, double radiator, coving to ceiling, doors to shelving.

Bedroom 4:- 12' 0" x 9' 8" (3.65m x 2.94m)

Double glazed window to rear, radiator, coving to ceiling.

Bathroom:- 8' 7" x 6' 5" (2.61m x 1.95m) Maximum Measurements

Obscured double glazed window to side, shower cubicle, panelled bath with mixer tap and hand shower attachment, shower screen, pedestal wash hand basin, partly tiled, chrome towel rail, wall-mounted mirror.

Cloakroom:-

Obscured double glazed window to side, close-coupled wc, chrome towel rail.

Outside:-

Brick pillars with wrought-iron gates leads to the driveway with turning area and parking for numerous vehicles, wall to the front and sides, formal lawns, mature trees, shrubs and bushes. Double garage with remote controlled doors and power connected, courtesy door to side and windows to rear elevation. Wrought-iron gate gives pedestrian access to the rear garden with raised terrace immediately outside of the dining room for sitting, socialising and entertaining purposes. Rear garden has formal lawns, mature shrubs, apple tree and green house neatly concealed to the rear. Solar panels included and owned not leased.





First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: F

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£625,000

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