

Enjoying a private, gated entrance, this is a beautifully presented, individual modern built four bedroom family home with two ensuite facilities, stunning open plan fitted kitchen/dining room, walk-in dressing room, recently built 19' x 16' garage and delightful rear garden.

**The Accommodation Comprises:-**

Double glazed French doors with matching panels to sides into:

**Entrance Reception Hallway:-**

High ceilings, staircase to first floor, tiled floor, under-floor heating, door to boiler room with cylinder tank. Door to:

**Lounge:- 14' 10" x 12' 2" (4.52m x 3.71m)**

Double glazed window to front elevation, flat ceiling, wood laminate floor, under-floor heating, wood burning stove.

**Study / Family Room:- 14' 9" x 8' (4.49m x 2.44m) Maximum Measurements**

Double glazed window to front elevation, flat ceiling, wood laminate floor.

**Cloakroom:-**

Obscured double glazed window to side elevation, flat ceiling with spot lighting inset, wall light, tiled floor, under-floor heating, WC with concealed cistern, circular wash hand basin.

**Kitchen / Dining Room: 33' 11" x 14' 7" (10.33m x 4.44m) Maximum Measurements**

Dining area with double glazed French doors with matching panels to sides giving access to rear garden, tiled floor, under-floor heating, flat ceiling with spot lighting inset. Kitchen area with double glazed windows to rear elevation enjoying views of the rear garden, flat ceiling with spot lighting inset, tiled floor, under-floor heating, range of base units with work surfaces over, single drainer sink unit with mixer tap, tiled splash-back, Cuisinemaster double oven and grill, gas hob with extractor hood over, integrated dishwasher, central island with base units and work surface, smoke detector, door to:

**Utility Room:- 12' 2" x 6' 1" (3.71m x 1.85m)**

Double glazed windows to side elevation, obscured double glazed casement door giving access to rear garden, continuation of tiled floor, under-floor heating, flat ceiling, smoke detector, base units with work surface, tiled splash-back, single bowl stainless steel sink unit with mixer tap, Ideal gas central heating boiler.

**First Floor Landing:-**

Flat ceiling, smoke detectors, access to loft, door to storage cupboard with light.

**Bedroom 1:- 15' 9" x 10' (4.80m x 3.05m) Maximum Measurements**

Double glazed window to rear elevation overlooking garden and enjoying views beyond, flat and part sloping ceiling, radiator, door to:

**Ensuite Shower Room:- 7' 7" x 4' (2.31m x 1.22m)**

Flat and part sloping ceiling, spot lighting, tiled floor, partly tiled walls, extractor fan, suite comprising: close coupled WC with concealed cistern, wash hand basin inset vanity unit, shower cubicle with wide shower head, chrome heated towel rail, shaver socket.

**Walk-In Dressing Room:- 10' 1" x 6' 10" (3.07m x 2.08m) To Wardrobes**

Double glazed window to rear elevation, flat and part sloping ceiling, radiator, range of recently fitted wardrobe units.

**Bedroom 2:- 14' 9" x 12' 3" (4.49m x 3.73m) Maximum Measurements**

Double glazed window to front elevation, flat and part sloping ceiling, radiator, door to:

**Ensuite Shower Room:- 9' 6" x 3' 2" (2.89m x 0.96m)**

Obscured double glazed window to side elevation, flat ceiling inset spot lighting, extractor, wall lights, tiled floor, partly tiled, close coupled WC with concealed cistern, wash hand basin inset vanity unit, shower cubicle with wide shower head.

**Bedroom 3:- 10' 4" x 9' 6" (3.15m x 2.89m) Maximum Measurements**

Double glazed window to front elevation, flat and part sloping ceiling, radiator.

**Bedroom 4:- 10' 4" x 9' 6" (3.15m x 2.89m) Maximum Measurements**

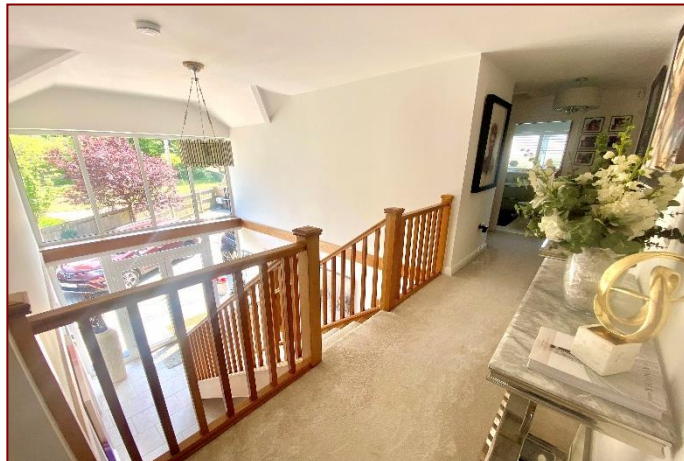
Double glazed window to rear elevation overlooking garden and enjoying views beyond, flat and part sloping ceiling, radiator.

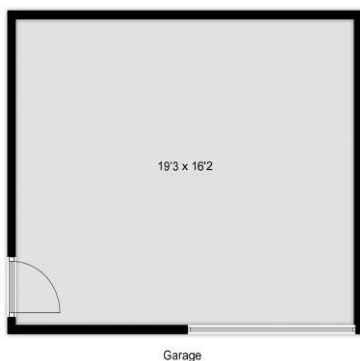
**Bathroom:- 7' 7" x 6' 10" (2.31m x 2.08m)**

Obscured double glazed window to side elevation, flat ceiling with spot lighting inset, partly tiled, tiled floor, chrome heated towel rail, extractor fan, close coupled WC with concealed cistern, bath with shower attachment over, sink unit.

**Outside:-**

Electronically controlled gate leads to block paved driveway and bordered by fence panels, garage (19'3 x 16'2), pedestrian access can be gained to the side and rear. The rear garden is enclosed by fence panels and laid mainly to lawn for ease of maintenance with a range of flowers and shrubs to the borders, patio area for socialising and entertaining purposes, steps lead and give access to utility room.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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\*DRAFT DETAILS\*

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