

This handsome bay fronted modern house boasts not only a fantastic location but also a spacious layout with two reception rooms, three bedrooms, and two bathrooms. The delightful open-plan design creates a warm and inviting atmosphere for entertaining guests or simply relaxing with your family. This property also includes off-road parking and a garage.

The accommodation in brief comprises of: Entrance Hall, sitting room, kitchen/dining room, cloakroom and an enclosed rear garden completes the ground floor accommodation. The first-floor hosts the living room, bedroom three and a family bathroom. Two bedrooms, one with an ensuite are on the second floor.

Viewings of this stunning home come highly recommended to appreciate!

Front

Front frecourt garden.
Mature shrubs. Paved path.

Entrance Hall

Enter via a double glazed composite door to the front elevation. Oak wooden flooring. Radiator. Storage cupboard. Stairs rising up to the first floor. Under stairs storage cupboard.

Sitting Room 8'11" max x 14'6" max

Double glazed bay window to the front elevation. Radiator. Continuation of oak wooden flooring.

Kitchen/Dining Room

Open plan I-shaped kitchen/dining room.

Kitchen Area 14'0" max x 12'0" max Double glazed window to the rear elevation. Wall and base units with complimentary stone worktops over. Integrated one and half bowl sink and drainer with mixer tap. Integrated dishwasher. Integrated four ring gas hob with stainless steel splashback and cooker hood over. Integrated double oven and grill. Space for American style fridge freezer. Wine rack. Part tiled walls. Tiled flooring. Radiator.

Dining Area 8'0" max x 15'1" max Vaulted ceiling with double glazed windows to the side and rear elevation. Double glazed door leading to the rear garden. Double glazed skylight window. Tiled flooring. Radiator.

Cloakroom

W/C and wash hand basin. Part tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

Landing

Stairs rise up from the entrance hall. Wooden handrail and spindles. Matching bannister. Double glazed window to the front elevation. Fitted storage cupboard with water tank. Stairs rise up to the second floor.

Living Room 15'5" max x 12'2" max

Double glazed PVC doors leading out to the juliette balcony. Glass balustrade overlooking the dining area. Oak wooden flooring. Radiator.

Bedroom Three 10'5" max x 9'0" max

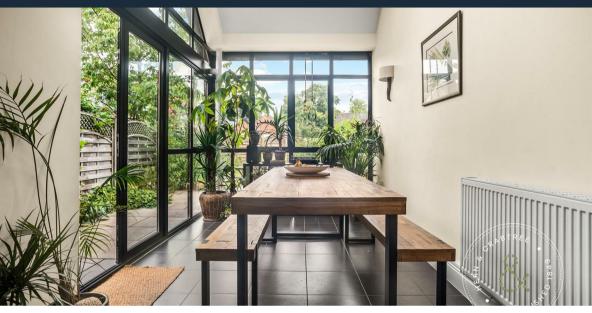
Double glazed bay window to the front elevation.
Radiator.

Bathroom

W/C and wash hand basin. Bath with shower and glass splashback screen. Part

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Guide Price £675,000



tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

Second Floor Landing

Stairs rise up from first floor landing. Dog leg staircase. Wooden handrail and spindles. Matching bannister. Loft access hatch. Fitted storage cupboard.

Bedroom One 13'3" max x 11'8" max

Two double glazed skylight windows to the rear elevation. Fitted wardrobes. Radiator. Door leading to the en suite.

En Suite

W/C and wash hand basin. Shower quadrant with rainfall shower head. Part tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

Bedroom Two 11'5 max x 9'1 max

Double glazed window to the front elevation. Double glazed skylight window to the side elevation. Fitted wardrobes. Radiator.

Garden

Enclosed rear garden. Paved patio with paved path leading to the rear lane access. Lawn. Mature shrubs and trees. Flower borders.















Call Hern & Crabtree to arrange a viewing on $02920\ 228135$

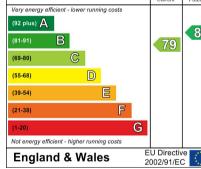














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