



Bradshaws are delighted to offer 'to let' this stunning family home, located on a sought after development and offers well planned and spacious accommodation that briefly comprises of: entrance hall, cloakroom, large dual aspect living room, dining room/family room, and a modern fitted kitchen on the ground floor. First floor accommodation is offered by way of four good-sized bedrooms and a tastefully fitted shower room.

Externally there is an easily maintained garden, off road parking and a garage to the front of the property. To the rear there is a good-sized enclosed rear garden. This property really does offer spacious and versatile accommodation that must be seen to be appreciated. Internal viewings to be scheduled via Bradshaws and any tenancy is subject to satisfactory references. Property available from early October.

Entrance Hall

Providing access to all ground floor accommodation with a double glazed door to the front, radiator, wood laminate flooring, large storage cupboard, french doors to the living room, door leading to:



Family Room / Dining Room

Accessed via the kitchen and currently being used as a dining room with double glazed french doors to the rear garden, radiator, fitted carpet, door to the integral garage.

Cloakroom

Fitted to comprise of a w/c with concealed cistern, wash hand basin set into a vanity unit, tiled floor, double glazed window to the front aspect.

Living Room

Double glazed window to the front aspect, double glazed bi-folding patio doors to the rear garden, feature fire place and surround, two radiators, textured ceiling, TV point, telephone point, karndean flooring, door to the kitchen.



Landing

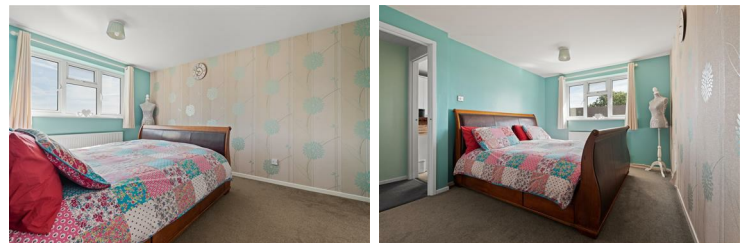
Providing access to all first floor accommodation with a fitted carpet, storage cupboard.

Kitchen

Luxuriously fitted with a superb range of matching base, drawer and wall mounted units with work top surfaces over, inset 1 and 1/2 drainer sink unit, part tiled walls, tiled floor, double glazed rear aspect window, coved ceiling, range style cooker with an extractor canopy over, space and plumbing for a washing machine, space and plumbing for an American style refrigerator.

Bedroom One

Double glazed window to the rear aspect, built in wardrobe, radiator, fitted carpet, textured ceiling.



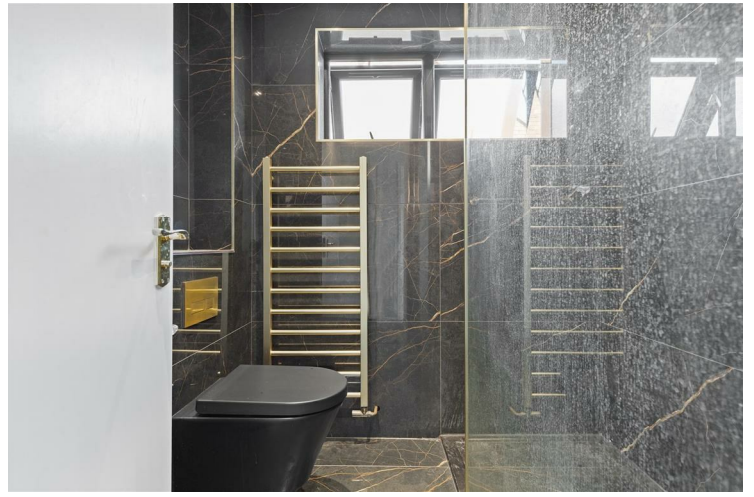
Bedroom Two

Double glazed window to the front aspect, radiator, fitted carpet, textured ceiling.



Bedroom Three

Double glazed window to the rear aspect, radiator, fitted carpet, textured ceiling.



To The Front

Part paved and part laid to shingle driveway providing of road parking and access to the garage with the remainder being laid to lawn. Privet hedge.



Bedroom Four

Double glazed window to the front aspect, radiator, fitted carpet, textured ceiling.



Garage

With an up and over door. Light and power. Door to the family room / dining room.



Shower Room

A tastefully re-fitted shower room comprising of a w/c, pedestal wash hand basin set into a vanity unit, shower enclosure, fully tiled walls and floor, double glazed window to the side aspect, inset spot lights to the ceiling and heated towel rail.



Rear Garden

An enclosed rear garden laid mostly to lawn with a paved patio area to one side, boundary fencing, outside tap, gated pedestrian access.

Viewing

By appointment through Bradshaws.

Referencing

All tenancies are subject to satisfactory referencing.

Disclaimer

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

Approximate Gross Internal Area = 125.7 sq m / 1353 sq ft
(Including Garage)

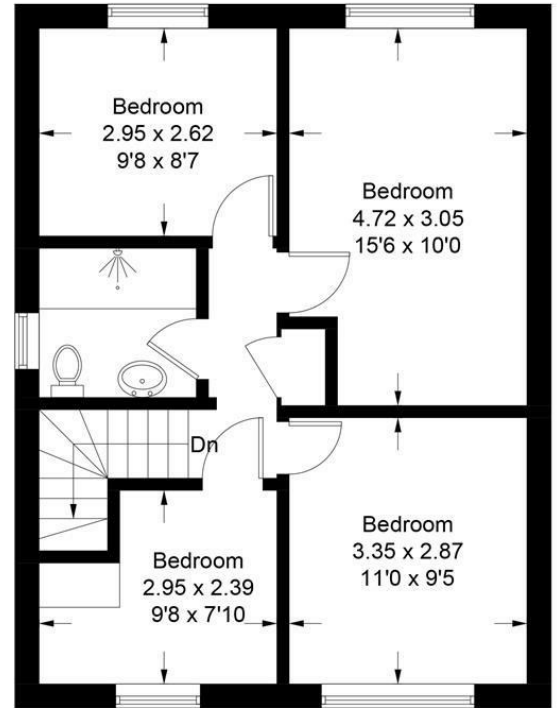
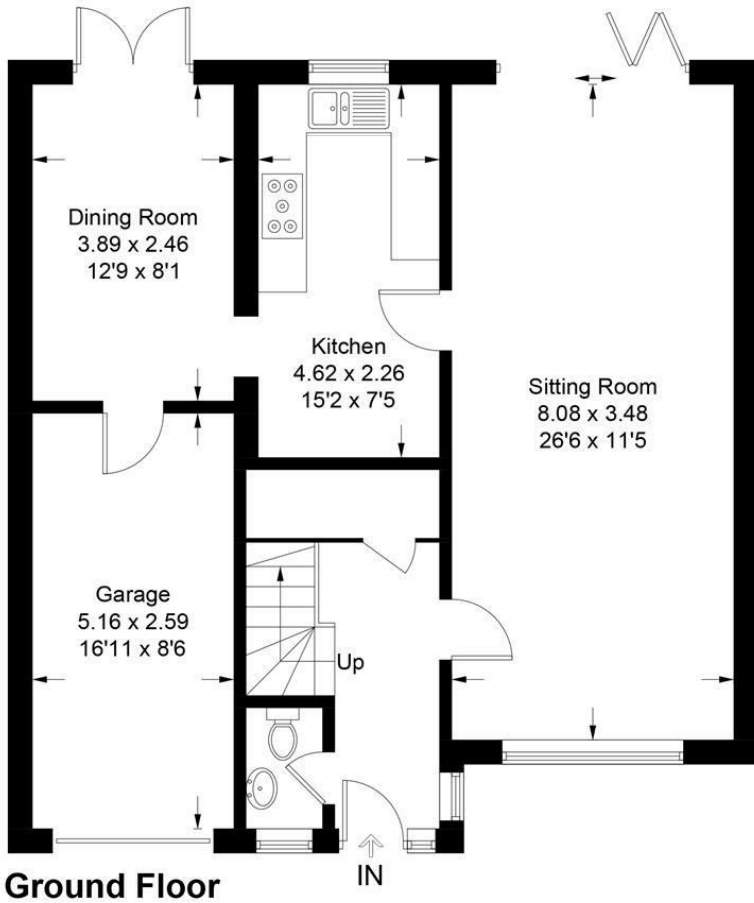


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1100393)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	