



Bradshaws are delighted to have received sole agency instruction to offer this deceptively spacious executive family home offering extended and versatile accommodation which includes entrance porch, entrance hall, cloakroom, large "L" shaped dual aspect sitting room / dining room, an amazing kitchen with central island, bi-folding doors and underfloor heating, utility, family room and study on the ground floor. Leading off the first floor landing there are four good sized bedrooms, with the master bedroom benefitting from it's own en-suite shower room and dressing area. Further first floor accommodation is offered by way of the family bathroom with it's four piece suite. The property benefits from a brand new boiler, complete with 10 year warranty. To the rear is a large garden with patio and decking areas and a cabin. To the front is a driveway providing ample off-road parking and onward access to the single garage. The only way to fully appreciate all that this desirable, contemporary style property has to offer is to arrange an internal viewing at your earliest convenience.

Entrance Porch

Double glazed door to the front aspect and double glazed window to the side aspect. Radiator. Laminate wood flooring. Door leading to:

Cloakroom

Fitted to comprise a low level w/c, wash hand basin. Heated towel rail. Double glazed window to the front aspect.

Entrance Hall

Providing access to all ground floor accommodation with stairs rising to the first floor. Radiator. Laminate wood flooring. Dado rail.



Sitting Room & Family / Dining Room

A large extended room which provides two good sized and versatile living spaces. Twin double glazed windows to the front aspect and french doors leading out to the garden. Feature open fireplace with surround. Two radiators. TV point. Fitted carpet. Coved ceiling. Wall light points.



Sitting Area

Double glazed window to the front aspect. Home cinema TV point. Fitted carpet. Coved ceiling. Wall light points. Door to the kitchen. Feature fire surround. Radiator.



Family / Dining Area

Double glazed window to the front aspect and french doors leading out to the garden. Feature open fireplace with surround. Radiators. TV point. Fitted carpet. Coved ceiling. Wall light points.



Kitchen Area

Rear aspect and fitted with a range of wall and base level units with granite work surface over. Double sink unit. Integrated eye level double oven, grill and microwave. Integrated dish washer. Centre island with storage under and incorporating an integrated hob, under island pull out drawers. Full height pull-out larder cupboards. Tiled floor with underfloor heating. Inset spot lights to the ceiling. Space for American size refrigerator.



Breakfast Area

Bi-folding doors provide the much desired outside / inside summer space for alfresco dining. Three feature velux windows to the vaulted ceiling add natural light all year round.



Master Bedroom

A delightful room with a feature vaulted ceiling. Double glazed window to the front aspect. Radiator. Fitted carpet. Eaves storage. Dressing area with fitted wardrobes.



Utility

Range of wall and base level units with work surface over. Single bowl sink unit. Shower. Space and plumbing for washing machine. Tiled flooring. Velux window to the vaulted ceiling. Door leading to the garage.

Family Room

A large rear aspect room with a double glazed window to the side aspect and double glazed french doors leading out onto the rear garden. Radiator. Laminate wood flooring. Feature velux window to vaulted ceiling.



En-Suite Shower Room

Fitted to comprise a low level w/c, wash hand basin and shower cubicle. Tiled flooring with electric underfloor heating. Double glazed window to the rear aspect. Inset spot lights to the ceiling. Heated towel rail.



Bedroom Two

Double glazed window to the rear aspect. Fitted wardrobes. Radiator. Fitted carpet.



Study

Double glazed French doors to side and rear aspects and both leading out onto the rear garden. Tiled floor with underfloor heating. Velux window to the feature vaulted ceiling.



Landing

Providing access to all first floor accommodation. With access to boarded and fully insulated loft space with pull down ladder.

Bedroom Three

Double glazed window to the front aspect. Radiator. Fitted wardrobes. Inset spot lights to the ceiling.



Bedroom Four

Double glazed window to the front aspect. Built in wardrobe. Radiator. Inset spot lights to the ceiling. Exposed floor timbers.



Bathroom

Fitted to comprise a low level wash basin. Wash hand basin set into a vanity unit. Spa bath. Shower cubicle with shower head over. Fully tiled walls and tiled floor. Double glazed window to the side and rear aspects. Inset spot lights to the ceiling. Heated towel rail.



To The Front

Driveway providing ample off road parking and access to the side of the property, rear garden and garage. The remainder being laid to lawn.

Garage

Attached garage with up and over door and ample overhead storage space. Light and power. Wall mounted boiler (Serving all heating and hot water requirements). Personal door to the utility.

Rear Garden

A large garden laid to a mixture of lawn, decking and paving with established shrubs, bushes and trees. Gated access leading to the front of the property. Bordered by timber fencing. Two outside taps. Three external power points. Composite decking area continues round the back of the property to lead onto a second lounge garden area. Located at the bottom of the garden there is a cabin with mains power which is being used by the current vendors as a cosy garden snug but could have various uses such as a hobby room or an office.



NB

Services and appliances have not been tested.

Viewing

By appointment through Bradshaws.

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, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. 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 = 198.6 sq m / 2138 sq ft
(Including Garage)
Outbuilding = 8.8 sq m / 95 sq ft
Total = 207.4 sq m / 2233 sq ft

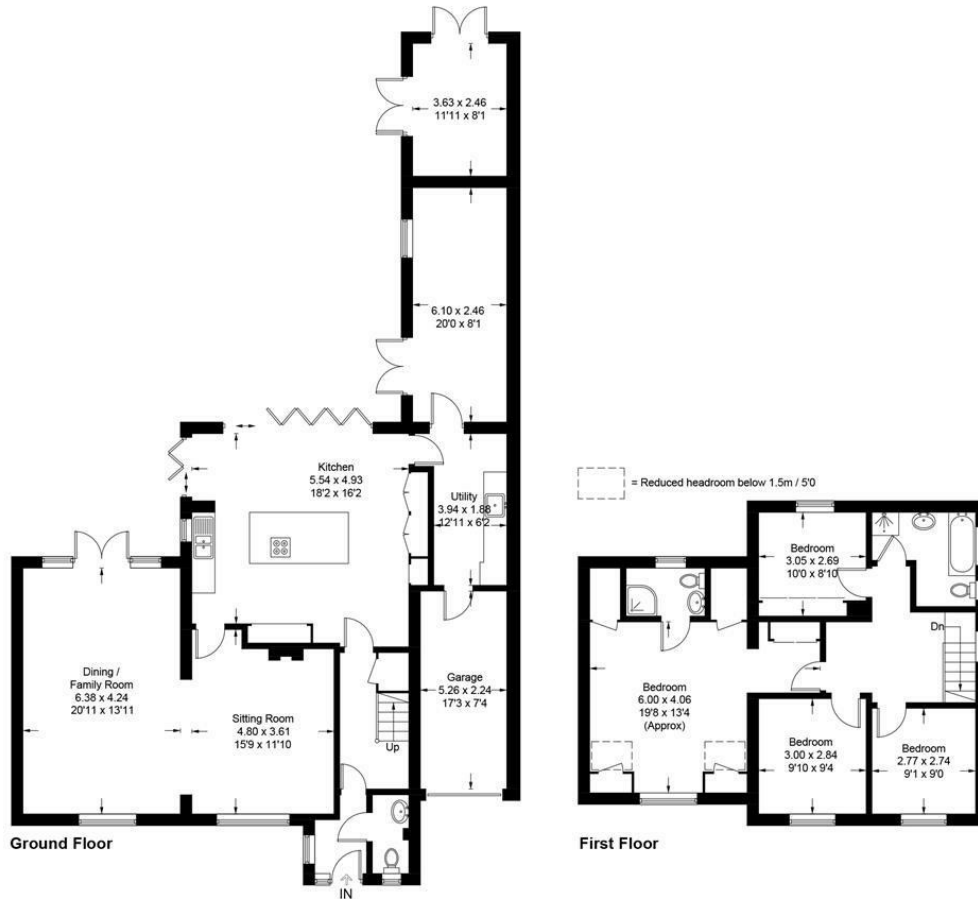


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1126093)

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		