



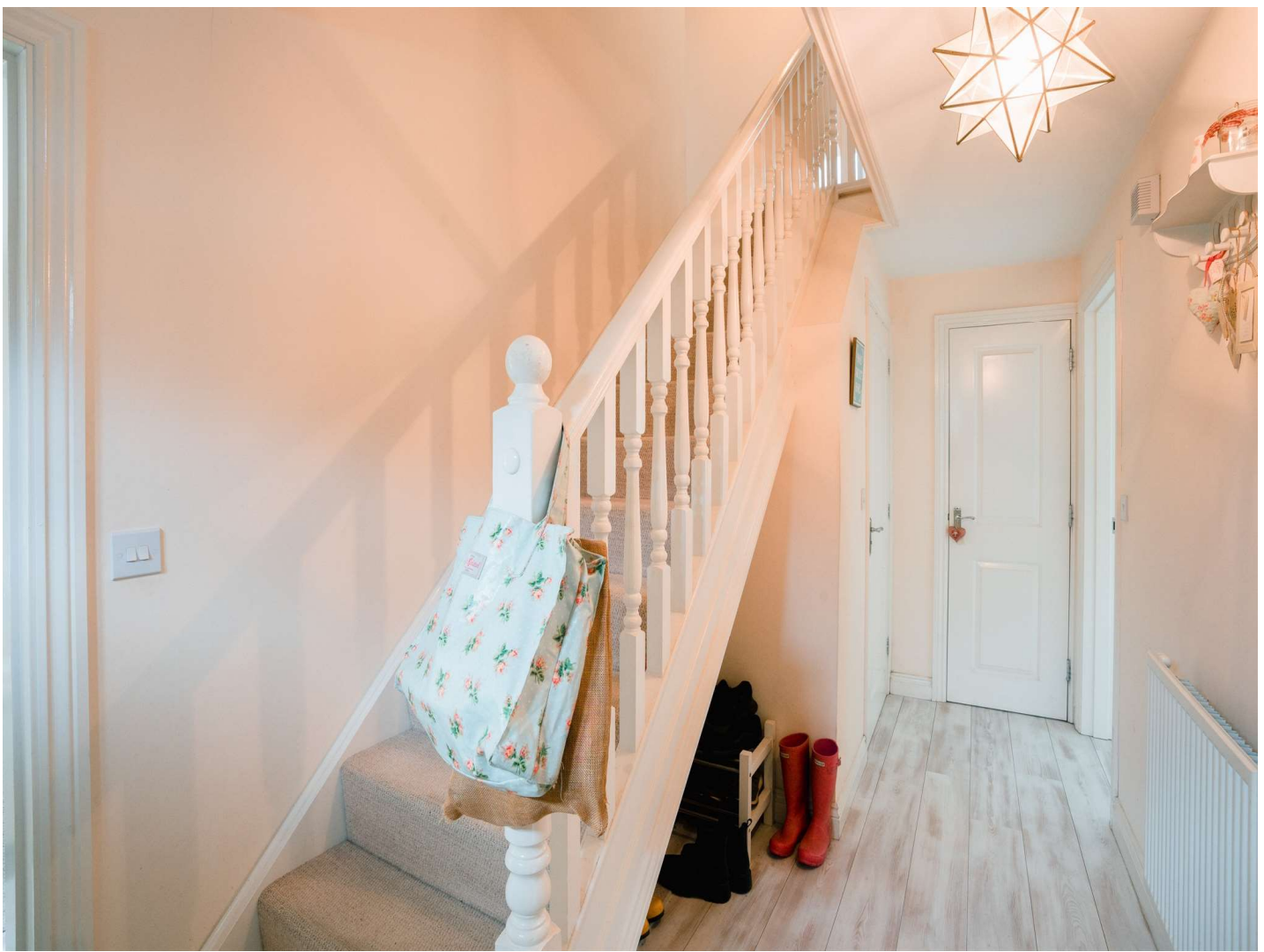
## Grayson Way

**£475,000**

- Two reception rooms, ideal for those needing to work from home
- Detached double garage and driveway
- Pleasant dining kitchen with bay window overlooking the garden, with a separate utility room
- Downstairs WC
- Conveniently located to local primary schools and the M4 motorway network

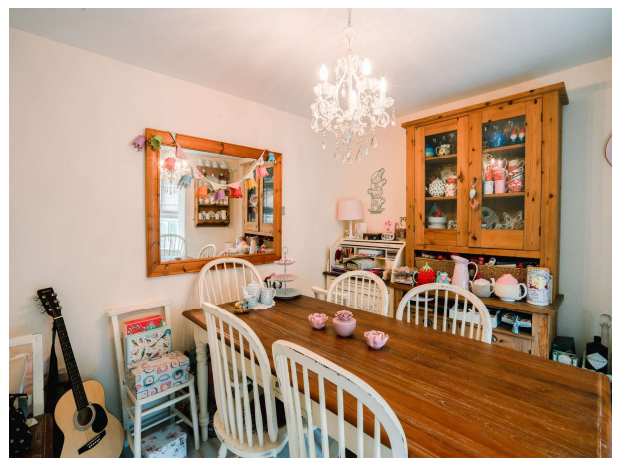


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## About the property

Beautifully presented throughout and with bay windows bringing in lots of natural light, this home offers ample living space and is ideal for those needing to work from home. Double garage and great motorway access!





### Entrance Hall

Ceiling light, under stairs storage area, doors to:

### Dining Room

10' 6" x 9' 4" ( 3.20m x 2.84m )

Front facing window, ceiling light, radiator.

### Living Room

21' 4" plus bay x 11' 6" ( 6.50m plus bay x 3.51m )

Front facing window, patio doors leading out to the garden, ceiling lights.

### Dining Kitchen

13' 9" max x 10' 5" ( 4.19m max x 3.17m )

Rear facing bay window, side facing window, spot lights, fitted kitchen with a range of eye level and floor mounted units with work surface over, space for cooker and fridge freezer, ceramic one and a half bowl sink with mixer taps, door to utility.

### Utility Room

Work surface inset with sink drainer and space and plumbing for washing machine under, wall mounted units, radiator.

### First Floor Landing

### Bathroom

Opaque glazed window, panel bath, WC and wash hand basin, part tiled walls.

### Master Bedroom

15' 6" x 10' 6" ( 4.72m x 3.20m )

Front facing window, ceiling light, radiator, fitted wardrobes.

### En Suite

8' 1" max x 5' 6" ( 2.46m max x 1.68m )

Opaque glazed window, ceiling light, shower cubicle, WC and twin wash hand basins, part tiled walls.

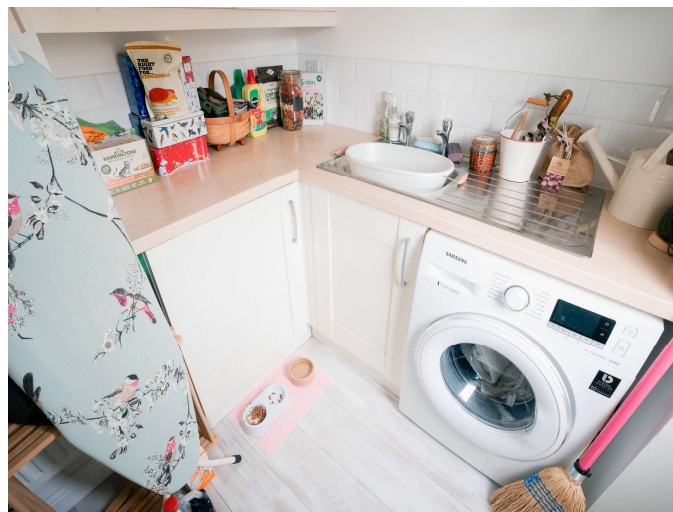
### Bedroom Two

11' 6" plus wardrobes x 10' 4" ( 3.51m plus wardrobes x 3.15m )

Front facing window, ceiling light, radiator, five door wardrobe, door to en suite.

### En Suite

Opaque glazed window, ceiling light, double width shower cubicle, WC and wash hand basin.



### Bedroom Three

9' 7" max x 8' 8" max ( 2.92m max x 2.64m max )

Rear facing window, ceiling light, radiator, fitted wardrobe.

### Second Floor Landing

Spacious landing with fitted cupboard, skylight window, doors to;

### Bedroom Four

15' 1" x 11' 10" ( 4.60m x 3.61m )

Dormer window with fitted shutters, skylight window, ceiling light, radiator, fitted wardrobes.

### Bedroom Five

10' 10" x 9' 3" ( 3.30m x 2.82m )

Dormer window to front and side facing window with fitted shutters, ceiling light, radiator, fitted wardrobe. Door to large eaves storage area with electric light.

### Shower Room

Opaque glazed window, ceiling light, shower cubicle, WC and wash hand basin.

### Garden

An attractive rear garden with outside tap and security light. There is a side access gate leading to the garage and driveway.

## Floorplan



this plan is for representation purposes only  
Plan produced using PlanUp.

## Important Information

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