

Situated in a sought after residential road is this delightful four bedroom detached property. This well presented home benefits from light and airy living accommodation, beautiful gardens and offered for sale with no forward chain.

UPVC double glazed obscured front door and obscured side panels to:

Entrance Hall:-

Stairs to first floor, radiator, under stairs storage cupboard. Double opening glazed doors to lounge/diner.

Shower Room:- 6' 2" x 5' 3" (1.88m x 1.60m) L-shaped room

Low-level WC, wall mounted wash hand basin, heated towel rail, shower cubicle with mains shower.

Lounge:- 20' 8" x 10' 10" (6.29m x 3.30m) plus bay

Coved ceiling, double glazed bay window to front elevation, radiator, feature fireplace with gas fire inset, stone hearth and adjoining book shelving.

Dining Area:- 10' 9" x 6' 0" (3.27m x 1.83m)

UPVC double glazed double opening doors to rear garden, radiator.

Kitchen/Breakfast Room:- 14' 4" x 11' 10" (4.37m x 3.60m) maximum measurements

UPVC double glazed windows to rear and side elevations, glazed door to rear garden, space for table and chairs. Fitted with a range of base cupboards and matching eye level units, work surface, tiled surround, one and a half bowl single drainer sink unit with mixer tap, integrated double electric oven and hob with extractor hood over, recess and plumbing for washing machine, space for fridge/freezer, floor standing boiler.

First Floor Landing:-

UPVC double glazed obscured window to side elevation, access to loft space.

Bedroom One:- 10' 9" x 9' 11" (3.27m x 3.02m) plus bay

Double glazed bay window to front elevation, radiator.

Bedroom Two:- 10' 6" x 9' 6" (3.20m x 2.89m)

UPVC double glazed window to rear elevation, radiator, range of built-in wardrobes and storage cupboards.

Bedroom Three:- 8' 2" x 7' 5" (2.49m x 2.26m)

UPVC double glazed window to rear elevation, radiator, laminate flooring, cupboard housing hot water tank.

Bedroom Four:- 11' 6" x 5' 5" (3.50m x 1.65m)

UPVC double glazed window to front elevation, radiator.

Bathroom:- 7' 2" x 4' 10" (2.18m x 1.47m)

Low-level WC, pedestal wash hand basin, panelled bath, obscured UPVC double glazed window to rear elevation, radiator.

Outside:-

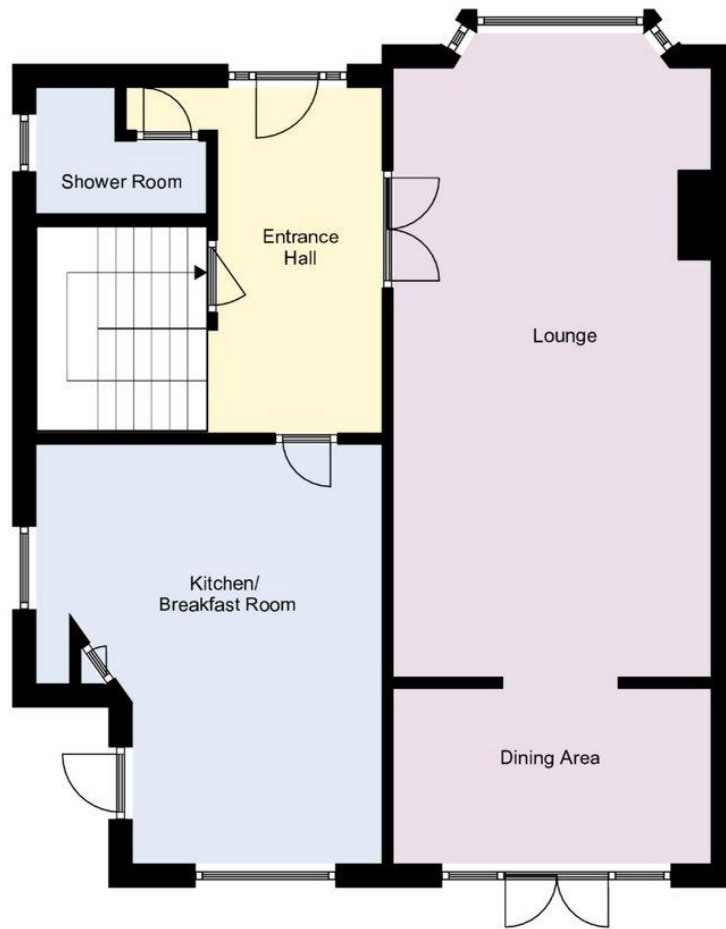
To the front of the property there is a delightful garden laid to gravel with a fine array shrubs and bushes. Driveway that continues along the side of the property and leads to garage. The rear garden is a truly delightful feature of the home, enclosed by fencing and with a fine array of flowers, shrubs and mature trees, side pedestrian access and patio area.

Detached Garage:- 21' 1" x 9' 9" (6.42m x 2.97m)

With up and over door, windows, power and light connected.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	79 C
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: E

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DRAFT DETAILS

Offers in Excess of £450,000
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