

Welcome to this spacious detached family residence, situated in a highly sought-after village, featuring a charming private garden. The inviting foyer leads to a generous living room that connects seamlessly to a conservatory and dining space. The well-planned kitchen/breakfast area includes a handy study and a ground floor cloakroom. Upstairs, you'll find four bedrooms, complete with an en-suite and a family bathroom. The property boasts a driveway and a garage to the side, while the enclosed garden offers a private retreat. Don't miss the opportunity to explore this perfect home – contact us today to arrange a viewing!

Entrance Hallway

11' 9" x 11' 3" (3.58m x 3.43m)

Entrance door into a spacious hallway.

Window to side and radiator.

Sitting Room

17' 1" x 10' 8" (5.20m x 3.25m)

Feature Dimplex electric fire with coal fire effect. Radiator and window to front. Sliding door to conservatory.

Kitchen

16' 5" x 9' 0" (5.00m x 2.74m)

A range of wall and base, cupboard and drawer units with undercounter lighting. Built in single oven, microwave, electric hob and extractor fan. Space and plumbing for washing machine and dishwasher, and space for an undercounter fridge/freezer. Sink and half with drainer. Wall mounted boiler and radiator. Ample space for a dining table. Windows to front and rear with door to garden.

Dining Room

11' 9" x 9' 7" (3.58m x 2.92m)

Double doors to sitting room and patio doors to garden.

Conservatory

11' 7" x 10' 9" (3.53m x 3.27m)

Windows and door to garden.

Study

7' 6" x 5' 9" (2.28m x 1.75m)

Window to front and radiator.

Cloakroom

6' 4" x 2' 9" (1.93m x 0.84m)

Wash basin and WC. Radiator and window to front.

First Floor Landing

14' 6" x 6' 5" (4.42m x 1.95m)

Airing cupboard and loft access.

Bedroom 1

14' 1" x 9' 5" (4.29m x 2.87m)

Double room with two built in wardrobes.

Radiator and windows to front and side.

En-Suite

7' 0" x 4' 10" (2.13m x 1.47m)

Fully tiled with walk in shower cubicle. Wash basin with storage under, WC and towel radiator. Window to front.

Bedroom 2

10' 10" x 6' 6" (3.30m x 1.98m)

Double room with windows to side and rear and radiator.

Bedroom 3

11' 7" x 6' 9" (3.53m x 2.06m)

Double room with window to rear and radiator.

Bedroom 4

7' 10" x 6' 7" (2.39m x 2.01m)

Single room/study with window to front and radiator.

Bathroom

6' 6" x 6' 6" (1.98m x 1.98m)

Bath with shower over. Pedestal wash basin and WC. Radiator and window to front.

Outside

Front Garden

Shingle beds and plants with single garage, driveway and side access.

Rear Garden

Private and secluded garden which is mainly laid to lawn with mature trees, plants and shrubs and patio area. There is a garden shed that has been fully lined and insulated that can be used as small studio or a delightful summer house. The garage is accessed from a pedestrian door to the side.

Double Garage


Double garage with two up and over doors. Two windows to rear and pedestrian door to side. Power and lighting.



Ground Floor



Floor 1

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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