





Presenting an immaculate individual detached family home, available for sale in impeccable condition. The spacious accommodation boasts an adjoining annexe, perfect for accommodating relatives, those working from home, or simply expanding the existing living space. Situated in a well-served village with convenient A14 access, this residence comes with the added advantage of a south-facing garden and dedicated parking. The main house features three generously sized double bedrooms, complete with built-in wardrobes, and a modern en suite. Tastefully decorated throughout, this home exudes a warm and inviting atmosphere, making it truly deserving of an internal viewing. Explore the possibilities of comfortable and flexible living in this delightful property.

### Entrance Hallway

9' 11" x 8' 8" (3.02m x 2.64m)

Stairs to first floor. Radiator.

### Kitchen

14' 8" x 10' 10" (4.47m x 3.30m)

A large kitchen with a good range of wall and base, cupboard and drawer units. Single oven, induction hob with stainless steel splashback and integrated extractor fan over, integrated dishwasher and space for an upright fridge/freezer. Stainless steel sink and half with drainer. Partly tiled walls, radiator and tiled flooring. Window to front. Space for a breakfast table. Archway to utility room and door into annexe accommodation.

### Utility Room

10' 2" x 6' 3" (3.10m x 1.90m)

A range of wall and base cupboard units with space and plumbing for washing machine and tumble dryer, and space for two undercounter fridge/freezers. Stainless steel sink and drainer. Kickboard heater, wall mounted combination boiler and door to rear into garden.

### Sitting Room

15' 5" x 12' 11" (4.70m x 3.93m)

Electric flame effect fire. Radiator. French doors to rear into garden.

### Dining Room

11' 7" x 8' 11" (3.53m x 2.72m)

Window to front and radiator. Open to sitting room.

### Cloakroom

6' 0" x 2' 5" (1.83m x 0.74m)

Wash basin, WC and towel radiator. Window to front and fully tiled walls and flooring.

### First Floor Landing

9' 10" x 4' 8" (2.99m x 1.42m)

Loft access hatch. Window to rear.

### Bedroom 1

12' 8" x 12' 1" (3.86m x 3.68m)

Double bedroom with a built in triple wardrobe with sliding doors. Two floor length windows to front. Radiator.

### En-Suite

5' 0" x 4' 6" (1.52m x 1.37m)

Shower cubicle. Wash basin in vanity unit with storage under, WC and window to front. Fully tiled walls and flooring.

### Bedroom 2

14' 8" x 11' 0" (4.47m x 3.35m)

A large double bedroom with a built in double wardrobe with part mirrored sliding doors. Dual aspect windows to front and rear. Airing cupboard housing hot water tank. Two radiators.

### Bedroom 3

12' 0" x 8' 10" (3.65m x 2.69m)

Double bedroom with built in wardrobe with mirrored sliding doors. Window to rear and radiator.

### Bathroom

7' 0" x 6' 2" (2.13m x 1.88m)

P shaped bath with shower over. Wash basin in vanity unit, WC and towel radiator. Window to side with fully tiled walls and flooring.

### Outside

#### Front

Shingled shared driveway leading to property. Ample parking for multiple vehicles with plum slate beds and brick pathways.

### Rear Garden

A south facing, private garden that is mainly laid to lawn with a paved patio area. Raised planting beds with mature shrubs and trees. Plumb slate beds and enclosed by fencing. Side access gate to front.

### Annexe- Entry

Entrance door with doorway into:

### Bedroom

12' 4" x 11' 6" (3.76m x 3.50m)

Double bedroom with a built in double wardrobe with sliding doors. Radiator. Two eaves storage cupboards. Window to front and Velux window. Oak internal door into main house.

### Hallway

8' 0" x 3' 11" (2.44m x 1.19m)

Oak door into storage cupboard with shelving. Radiator.

### Shower Room

7' 11" x 7' 0" (2.41m x 2.13m)

Step in shower cubicle with glass panel. Pedestal wash basin, WC and towel radiator. Fully tiled walls and flooring with a Velux window and extractor fan. Oak internal door.

### Sitting Room/Kitchenette

15' 0" x 13' 1" (4.57m x 3.98m)


Open plan room with kitchenette and space for a dining table and seating area. Wall and base, cupboard and drawer units with space for an upright fridge/freezer. Stainless steel bowl sink with mixer tap. Radiator, window to rear and Velux window. French doors to side leading into garden. Oak internal door.



Ground Floor



Floor 1

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

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.