







A stunning house which is well presented throughout to a high standard. The entertaining space on offer is superb with generous sitting room with high ceiling and stylish log burner, opening on to the dining room and a modern well appointed kitchen with Neff appliances and granite worktops. There are two bedrooms downstairs and family bathroom along with a bright and airy garden/playroom. To complete the ground floor is a utility room plus boot room! On the first floor are two double bedrooms, one with balcony to enjoy the picturesque field views and shower room. The garden has plenty of space to enjoy the delightful views to the rear with a fantastic barbeque/dining area to enjoy those summer evenings and kids play area. The property is located on the edge of Stanton which is a well served village with ample amenities. Being on a quiet road on the edge of



### **Entrance Hall**

9' 6" x 5' 6" (2.89m x 1.68m)  
Storage cupboard and radiator.

### **Sitting Room**

17' 9" x 15' 4" (5.41m x 4.67m)  
Recently installed log burner, 3 windows to the front, open to dining room

### **Dining Room**

19' 0" x 10' 6" (5.79m x 3.20m)  
Arch to sitting room and open to kitchen with built in shelving, radiator and window to side.

### **Kitchen**

12' 5" x 10' 7" (3.78m x 3.22m)  
Wall and base units, granite worktops, two Neff ovens, induction hob, extractor fan, integrated dishwasher, sink and half drainer with waste disposal

### **Utility Room**

8' 10" x 7' 9" (2.69m x 2.36m)  
Wall and base units, space for fridge & freezer, washing machine.

### **Boot Room**

6' 11" x 6' 2" (2.11m x 1.88m)  
Space for tumble dryer, radiator, window and door to garden.

### **Bedroom 3**

12' 5" x 8' 9" (3.78m x 2.66m)  
Double room, built in wardrobes, radiator and two windows.

### **Bedroom 4/Study**

12' 6" x 10' 4" (3.81m x 3.15m)  
Built in wardrobes and radiator, double doors to garden/play room.

### **Study/Office**

16' 7" x 14' 11" (5.05m x 4.54m)  
Windows to side and rear, double doors to garden, stairs to first floor.

### **First Floor Landing**

3' 7" x 2' 9" (1.09m x 0.84m)  
Domed skylight window.

### **Bedroom 1**

14' 3" x 11' 2" (4.34m x 3.40m)  
Double room, doors to balcony, two radiators, window to rear.

### **Bedroom 2**

11' 0" x 10' 4" (3.35m x 3.15m)  
Double room, two storage cupboards, built in wardrobes, radiator and skylight.

### **Shower Room**

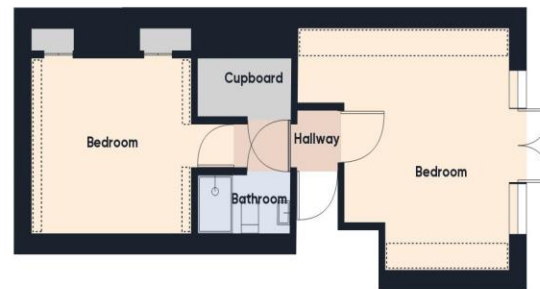
6' 5" x 3' 8" (1.95m x 1.12m)  
Walk in shower cubicle, sink with storage, WC, eaves storage.

### **Front Garden**

Shingle driveway with off street parking for multiple cars. Slope to terrace and front door, log shed and side access.

### **Rear Garden**

A mature and private garden with picturesque field views. Mainly laid to lawn with different sections which include an alfresco dining area, fire pit and seating, kids play area and sand pit. There is also a garden shed and side access on two sides. The oil fired boiler has recently been installed and is a Worcester Bosch. There is an outside toilet.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		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.