







Situated on a tranquil cul-de-sac, this well-maintained three-bedroom detached home features an en suite, a private garden, a garage, and parking. The inviting entrance hall leads to a spacious sitting room, a thoughtfully designed kitchen, and a study. A standout feature of this home is the expansive conservatory, which provides a wonderful additional living space, complemented by a larger-than-average garden. Viewing is recommended by the agent to appreciate this individual home.



### **Entrance Hall**

7' 11" x 4' 7" (2.41m x 1.40m)

With main front entrance door, stairs to first floor, tiled floor and radiator.

### **Cloakroom**

4' 5" x 3' 6" (1.35m x 1.07m)

With W.C, wash hand basin, tiled floor and radiator.

### **Sitting Room**

16' 9" x 10' 2" (5.10m x 3.10m)

A well proportioned room with double doors leading to the conservatory. Feature fireplace with inset electric fire. Window to front aspect. Radiators.

### **Study**

9' 1" x 7' 9" (2.77m x 2.36m)

Useful room with window to front and radiator.

### **Kitchen**

14' 2" x 8' 5" (4.31m x 2.56m)

Well designed kitchen with a range of matching wall and base level units with drawers and work surfaces over, inset stainless steel sink unit and drainer with mixer tap over. Built in appliances include double oven, induction hob with extractor over and dishwasher. Space and plumbing for washing machine. Tiled floor.

### **Conservatory**

19' 1" x 8' 10" (5.81m x 2.69m)

Stunning size with French doors lead to the garden. Tiled floor and two radiators.

### **First Floor**

#### **Landing**

10' 2" x 2' 9" (3.10m x 0.84m)

Window to rear, loft access, built in airing cupboard, radiator

#### **Bedroom 1**

10' 9" x 10' 5" (3.27m x 3.17m)

Window to front, door to en-suite, built in wardrobe, radiator

#### **En-Suite**

10' 5" x 3' 6" (3.17m x 1.07m)

Fitted suite comprising walk in shower cubicle, W.C, wash hand basin, tiled floor, heated towel rail

#### **Bedroom 2**

11' 3" x 7' 3" (3.43m x 2.21m)

Window to rear, radiator

#### **Bedroom 3**

9' 3" x 7' 1" (2.82m x 2.16m)

Window to front, radiator

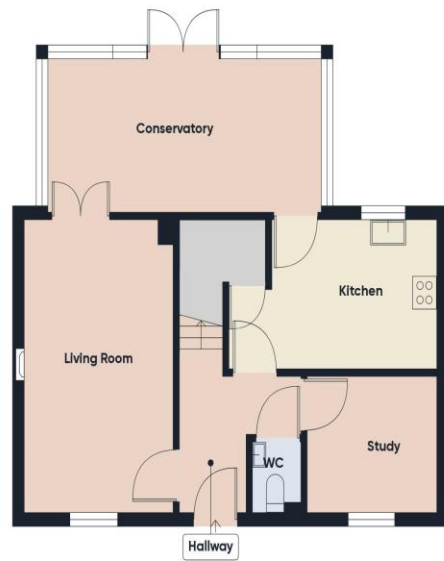
#### **Bathroom**

7' 1" x 5' 7" (2.16m x 1.70m)

Window to front, fitted suite comprising bath with shower over, W.C, wash hand basin, heated towel rail

### **Outside**

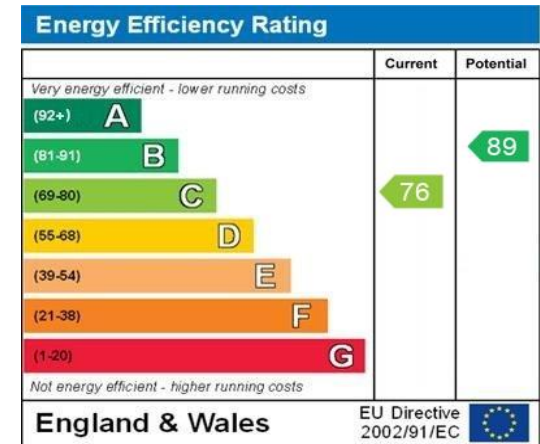
To the front of there property there is a driveway providing off road parking which leads to the garage. The rear garden is a larger than average size and wraps around the property being enclosed by fencing and enjoying a good degree of privacy. Paved patio seating area with flower and shrub borders. Garden shed and gate access.



Ground Floor



Floor 1



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