





Step inside and be instantly impressed with this very desirable family home in a sought after location within easy access of the A14. Built by Linden Homes this former showhome benefits from many upgrades with attention to detail in the styling and the beautiful landscaped gardens. From the welcoming entrance hall you are greeted to a spacious sitting room and equally impressive study. Enjoying views of the garden the stunning and well designed kitchen/dining room creates a family hub served by a useful utility room and cloakroom. On the first floor there are 4 double bedrooms, en suite and family bathroom. To complete this exceptional home there is ample parking and a double garage. Don't miss your chance to buy this premium home!

Entrance Hall

16' 11" x 6' 9" (5.144m x 2.063m)

Bright welcoming entrance with understair storage, stairs leading to the first floor. Radiator.

Cloakroom

4' 11" x 3' 5" (1.505m x 1.048m)

Suite with WC, sink and radiator.

Study

12' 11" x 10' 7" (3.933m x 3.224m)

Spacious room with window to front and radiator.

Sitting Room

17' 7" x 10' 6" (5.356m x 3.211m)

Well proportioned room with French doors leading to the garden patio seating area. A window to front and radiator.

Kitchen/Dining Room

17' 2" x 12' 7" (5.224m x 3.846m)

An impressive shaker style kitchen with matching wall and base cupboard and drawer units with ample work top over, an inset sink and drainer. Integrated fridge freezer, dishwasher, gas hob with electric oven and extractor hood over. Double aspect windows offering lots of natural light and French doors leading to the patio area. Radiator.

Utility Room

8' 5" x 5' 7" (2.569m x 1.714m)

A generous size room with shaker style cupboards, inset sink and drainer with ample work top over. Space for washing machine and tumble dryer. Window to side and radiator.

Landing

17' 7" x 11' 2" (5.354m x 3.413m)

Large open space with storage cupboard, window to front and radiator.

Bedroom 1

17' 7" x 10' 6" (5.362m x 3.204m)

Spacious double room with fitted wardrobe. Window to front and radiator.

En-Suite

7' 6" x 4' 11" (2.274m x 1.499m)

Stylish suite with a WC, sink and shower cubicle surrounded by modern tiles. Heated towel rail.

Bedroom 2

10' 7" x 10' 3" (3.214m x 3.136m)

Generous size double with fitted wardrobes a window to the side and radiator.

Bedroom 3

11' 11" x 9' 4" (3.625m x 2.846m)

Good size double with fitted wardrobes. Window to front and radiator.

Bedroom 4

11' 11" x 7' 7" (3.635m x 2.306m)

Well presented good size room with fitted wardrobe. Window to side and radiator.

Family Bathroom

6' 10" x 6' 3" (2.093m x 1.899m)

Contemporary suite with ceiling to floor feature tiles. WC, sink and bath with waterfall showerhead over. Window to side and large heated towel rail.

Outside

Front Garden

Enclosed fencing with pathway leading to the front door. Mature shrub boarder to the side. Blocked paved driveway to the front leading to the double garage offering ample off street parking.

Rear Garden

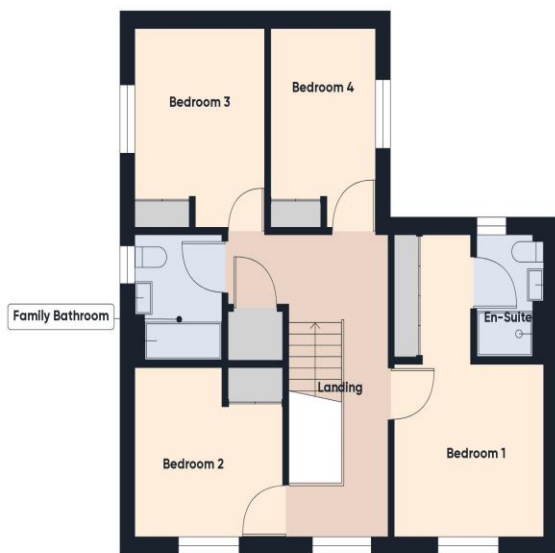
Well maintained large side plot laid mostly to lawn. With a large pagoda over the paved patio seating area. Enclosed by fencing and bordered by low maintenance established shrubs, trees and flowers. There is gated access and shed.

Double Garage

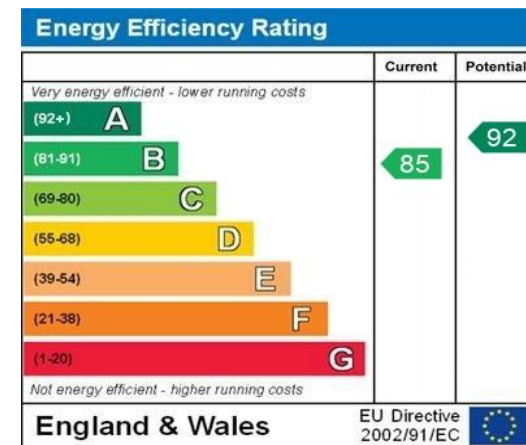
To be converted back to a complete garage. Door leading to back garden. Power connected



Ground Floor



Floor 1



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.