







An impressive four-bedroom detached family home, centrally located in the village and set on a generous plot with a double garage and spacious driveway. The welcoming entrance hall leads to a well-designed layout, featuring a spacious sitting room and dining room, both offering delightful views of the garden. The large kitchen/breakfast room is thoughtfully arranged, complemented by a sizeable utility room and a convenient cloakroom. Upstairs, the generously sized bedrooms include a principal suite with an en-suite bathroom. The mature, private gardens wrap around the property, with well-maintained lawns and shrubs, all enclosed by fencing. Early internal viewing is highly recommended.

### Entrance Hall

11' 2" x 10' 2" (3.4m x 3.1m)

Good size entrance hall with understairs storage. Stairs leading to first floor. Radiator

### Cloakroom

5' 11" x 3' 4" (1.81m x 1.01m)

WC and pedestal wash basin. Window to side and radiator

### Dining Room

11' 10" x 10' 5" (3.61m x 3.17m)

Generous size room with window to rear. Radiator

### Sitting Room

19' 2" x 11' 11" (5.84m x 3.62m)

Well-proportioned room with sliding patio doors leading to the garden. Open fireplace with feature surround. Window to front and radiator

### Kitchen/Breakfast Room

19' 1" x 8' 7" (5.82m x 2.61m)

Generous size kitchen with matching wall and base cupboard and drawer units and ample work tops over. Inset sink with drainer. Space for oven and undercounter fridge. Window to side and rear. Radiator

### Utility Room

12' 9" x 6' 0" (3.88m x 1.82m)

Spacious size room with wall and base cupboards and work top over. Inset sink and drainer. Space for appliances including full fridge freezer. Window to front and door to the rear garden. Oil fired boiler and radiator.

### Landing

16' 2" x 10' 8" (4.94m x 3.24m)

Loft access and airing cupboard. Window to front enjoying lots of natural light. Radiator

### Bedroom 1

12' 10" x 11' 10" (3.90m x 3.61m)

Spacious double room with window to rear. Radiator

### En-Suite

7' 3" x 6' 0" (2.21m x 1.83m)

WC and wash basin vanity unit. Shower unit with attachment over. Window to rear. Heated towel rail

### Bedroom 2

11' 11" x 11' 10" (3.62m x 3.60m)

Double room with window to rear. Radiator

### Bedroom 3

10' 2" x 6' 11" (3.09m x 2.11m)

Good size room with dual aspect windows to front. Fitted wardrobe. Radiator

### Bedroom 4

8' 6" x 6' 11" (2.60m x 2.11m)

Window to front and radiator.

### Bathroom

7' 8" x 6' 0" (2.33m x 1.83m)

WC with pedestal wash basin. Bath with shower attachment over. Window to side and radiator.

### Outside

#### Front Garden

Low maintenance garden with shingle and iron fencing. Established trees surrounding with pathways flowing throughout. Raised vegetable bed to the side

#### Side Garden

Low maintenance shingled area with raised flower beds and enclosed by fencing

#### Rear Garden

Good size beautifully maintained rear garden laid mainly to lawn with shingle pathways, enclosed by fencing, complemented by mature shrubs and vibrant flower borders. Established trees and hedges surround the garden, providing privacy. There is also gate access to the front and driveway.

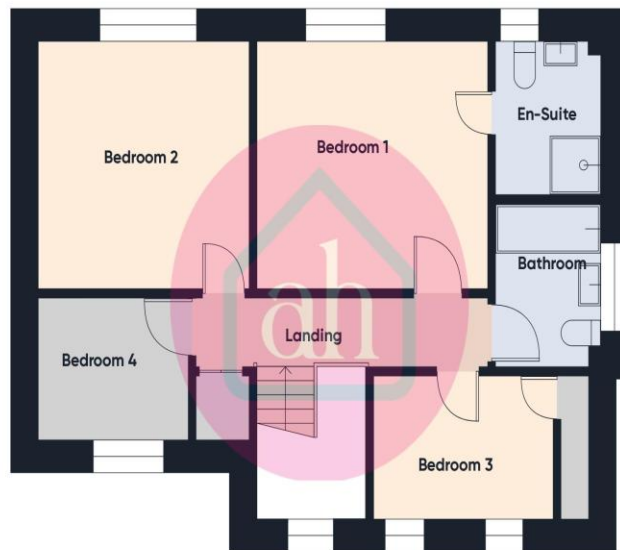
#### Double Garage

17' 9" x 17' 2" (5.40m x 5.23m)

Up and over door, window to rear and door to garden. Power connected



Ground Floor



Floor 1

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