





Step inside this beautifully presented three bedroom detached family home close to local amenities in a desirable village location. The home offers many lovely features including a spacious sitting room with multi fuel stove, seamlessly opening to an impressive kitchen/dining room with views of the rear garden. A utility and cloakroom leading to a playroom/study, completes downstairs. Upstairs, you will find three good size bedrooms and a modern family bathroom. With space for ample parking to the front and a lovely rear garden, this property has so much to offer. Must be seen to fully appreciate.

Entrance Hall

10' 10" x 5' 6" (3.31m x 1.68m)

Welcoming entrance hall with stairs leading to first floor. Radiator.

Sitting Room

15' 3" x 12' 6" (4.65m x 3.82m)

Well presented room with a multi-fuel stove and tiled hearth, opens to the kitchen. Window to front. Radiator.

Kitchen/Dining Room

19' 1" x 9' 8" (5.82m x 2.94m)

Stunning kitchen fitted with modern shaker style wall and base cupboard and drawer units with solid oak worktops over and a Butler Belfast sink. Integrated dishwasher, double oven and separate electric hob with extractor over. Large pantry cupboard and space for American style fridge freezer. Window to rear and door to side. Dining area with French doors into the garden. Radiator.

Inner Hall

9' 1" x 3' 1" (2.78m x 0.95m)

Stable door to rear garden.

Study/Playroom

7' 7" x 7' 5" (2.30m x 2.27m)

Currently used as playroom but would make ideal study. Window to front. Radiator.

Cloakroom

4' 0" x 3' 4" (1.21m x 1.01m)

WC and hand basin. Window to rear. Heated towel rail.

Utility Room

4' 7" x 4' 0" (1.40m x 1.21m)

Plumbing for washing machine and storage.

Landing

8' 10" x 7' 7" (2.70m x 2.32m)

Airing cupboard and window to side.

Bedroom 1

14' 2" x 12' 1" (4.32m x 3.68m)

Well-proportioned double room with window to front enjoying plenty of natural light. Radiator.

Bedroom 2

10' 7" x 9' 8" (3.23m x 2.94m)

Good size room with window to rear. Radiator.

Bedroom 3

9' 1" x 8' 9" (2.77m x 2.67m)

Storage cupboard and loft access. Window to front and radiator.

Bathroom

7' 8" x 5' 5" (2.34m x 1.65m)

Stylish suite with WC and wash basin vanity unit. Bath with waterfall shower over. Feature tiles and window to rear. Heated towel rail.

Outside

Front Garden

There is ample parking to the front of the property with a shingle path with gated access to the rear of the property.

Rear Garden

This well maintained garden is mainly laid to lawn with patio area, ideal for entertaining. There is a substantial wooden shed, with tiled, pitched roof, power, light and stable door. The garden is enclosed by wooden fencing with gated access to the front of the property.

Outbuilding

11' 5" x 7' 11" (3.47m x 2.41m)

Stable door and window to side. Fully insulated with power and light.



Ground Floor



Floor 1

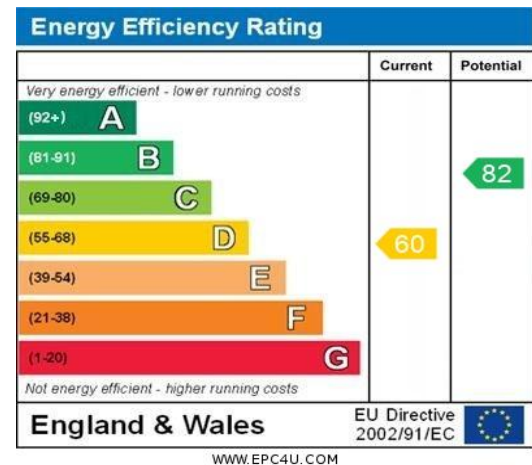
Approximate total area⁽¹⁾
978.23 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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