

This well presented home in the village of Stanton offers versatile accommodation, ideal for a range of lifestyles. The ground floor features a converted garage providing a useful additional bedroom/family room and shower room, alongside a good size sitting/dining room, a modern kitchen and a spacious utility room. Upstairs, there are three further bedrooms, a convenient cloakroom and family bathroom. Outside, the property benefits from ample off-road parking to the front and a pleasant enclosed rear garden, offering a private space to relax or entertain. This property has so much to offer and must be seen to appreciate.

Entrance Hall

Front door. Radiator

Family Room

11' 6" x 7' 7" (3.5m x 2.3m)

Good size room with window to front. Radiator

Inner Hall

6' 3" x 4' 3" (1.9m x 1.3m)

Sitting Room/Dining Room

23' 0" x 12' 10" (7.0m x 3.9m)

Generous size room with stairs to first floor.

Large window to front aspect enjoying lots of natural light. Sliding doors opening to the patio seating. Radiators

Kitchen

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

Stylish well designed kitchen with a range of wall and base cupboard and drawer units and ample work tops over. Inset sink and drainer. Integrated dishwasher, electric oven and microwave oven. Induction hob and extractor over. Window to rear garden and door leading to the garden. Radiator

Utility room

7' 7" x 7' 3" (2.3m x 2.2m)

Modern base cupboards and worktops over. Inset sink and space for a full fridge freezer, washing machine and tumble dryer. Housing the boiler and window to side.

Shower Room

7' 3" x 2' 11" (2.2m x 0.9m)

Modern suite with WC and wash basin.

Separate shower cubicle. Heated towel rail.

First Floor Landing

Loft access.

Bedroom 1

11' 6" x 9' 6" (3.5m x 2.9m)

Double room with window to front aspect.

Radiator

Bedroom 2

9' 6" x 9' 6" (2.9m x 2.9m)

Window to rear aspect. Radiator

Bedroom 3

10' 6" x 6' 3" (3.2m x 1.9m)

Window to rear aspect. Radiator

Cloakroom

WC and window to side.

Bathroom

7' 3" x 5' 7" (2.2m x 1.7m)

Stylish suite with wash basin. Bath with waterfall shower head over and shower screen. Built in storage units and airing cupboard. Window to side aspect. Heated towel rail.

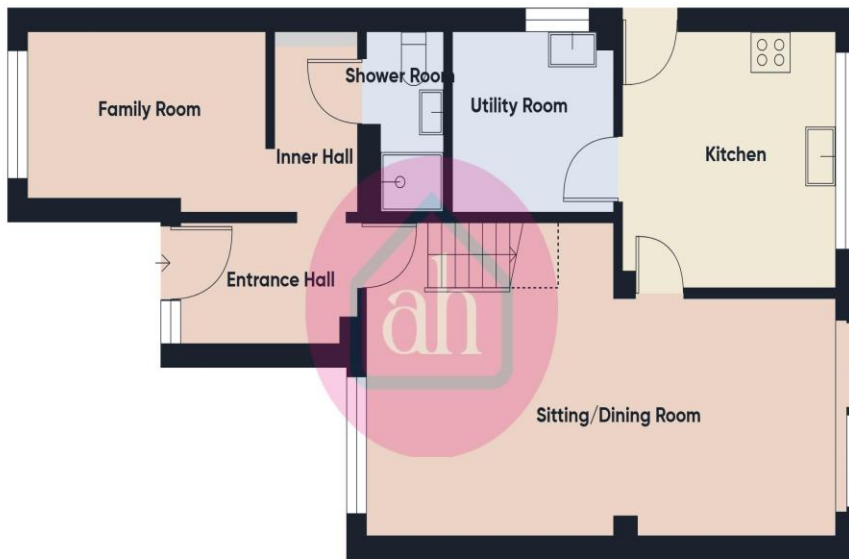
Outside

Front Garden

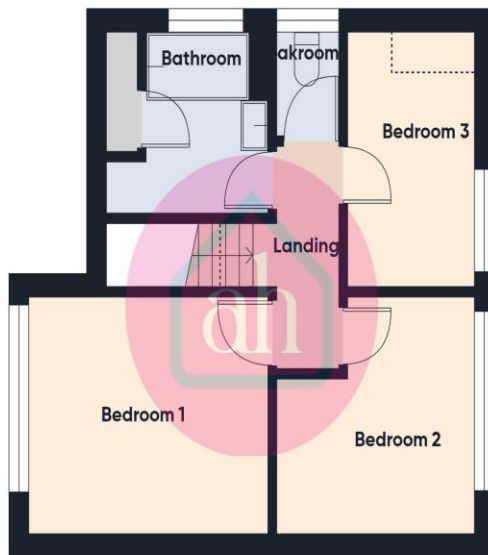
Low maintenance shingle driveway offering ample off-road parking. Established hedge to the side and gate access to the rear garden

Rear Garden

Well-kept garden laid mainly to lawn border by shrub and flower beds. A good size patio seating area with side access to the front. Enclosed by fencing and a garden shed for storage.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

993 ft²

Reduced headroom

22 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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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