

A superbly presented and extended three bedroom detached house situated on the popular Cherque Farm development. The property benefits from an enlarged re-fitted kitchen, re-fitted bathroom and en-suite to the main bedroom.

Composite glazed front door to:

Entrance Hallway

Coved ceiling, radiator, stairs to first floor, courtesy door to garage

Cloakroom

WC, pedestal wash hand basin, radiator.

Lounge 13' 9" x 12' 5" (4.19m x 3.78m)

Coved ceiling, double glazed bi- folding doors to rear garden, living flame gas fireplace with modern surround, two radiators.

Dining Room 10' 8" x 8' 10" (3.25m x 2.69m) plus bay

UPVC double glazed bay window to front elevation, radiator, under stairs storage cupboard.

Kitchen 15' 11" x 10' 0" (4.85m x 3.05m)

Beautifully re-fitted with fitted with a modern range of modern base and eye level units, integrated appliances to include: washing machine, dishwasher, fridge, double electric oven, induction hob with extractor hood over, cupboard housing boiler, Quartz worksurface, tiled flooring, modern vertical style radiator, inset spotlighting, part vaulted ceiling with Velux window, UPVC double glazed window and door to rear garden.

Garage 19' 11" x 9' 10" (6.07m x 2.99m)

Fitted up and over door, power and light connected, base and eye level units, space for fridge/freezer, space for tumble dryer, consumer unit to wall.

First Floor Landing

Access to loft space, cupboard housing hot water tank.

Bedroom One 12' 4" x 11' 6" (3.76m x 3.50m) maximum measurements

UPVC double glazed window to front elevation, radiator, built-in wardrobes, door to:

En-Suite 6' 4" x 6' 2" (1.93m x 1.88m)

Re-fitted with a close coupled WC and concealed cistern, wash hand basin, set in vanity drawer units, shower cubicle with main shower, ladder style radiator, inset spotlighting, obscured UPVC double glazed window to rear elevation.

Bedroom Two 14' 1" x 11' 6" (4.29m x 3.50m) maximum measurements

Coved ceiling, UPVC double glazed window to front elevation, radiator.

Bedroom Three 11' 3" x 10' 9" (3.43m x 3.27m) plus bay

UPVC double glazed bay window to front elevation, radiator.

Bathroom 9' 0" x 6' 7" (2.74m x 2.01m)

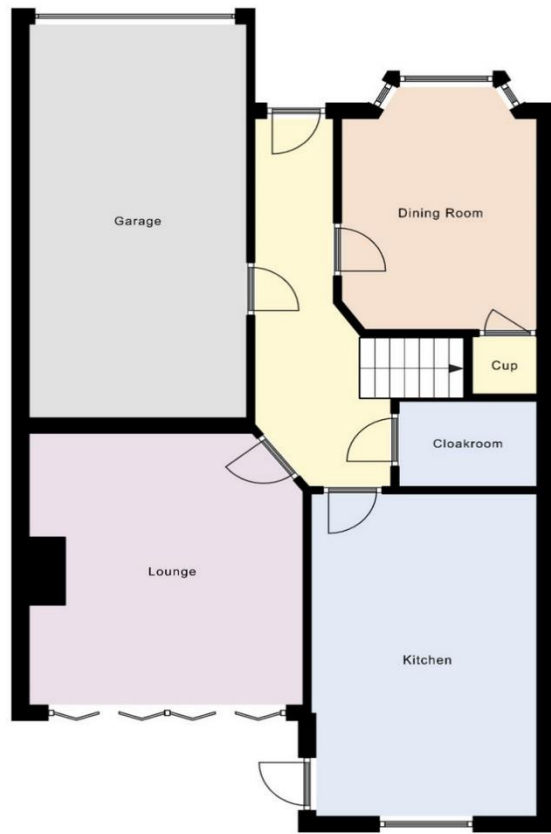
Re-fitted with a panelled bath, shower cubicle with main shower and additional rainfall showerhead, inset spotlighting, wash hand basin set in vanity unit, close coupled WC, tiled walls and floor.

Outside

To the front of the property there is a block paved driveway providing off-road parking, delightful flowerbeds and access to garage. The rear garden is enclosed by panel fencing, block paved patio and path leading to shed, outside water tap and awning, side pedestrian access.



Score	Energy rating	Current	Potential
92+	A		83 B
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: E

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£489,995

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DRAFT DETAILS

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