

A spacious family home situated on the edge of the popular Cherque Farm development with three double bedrooms, dressing area and ensuite to master bedroom, enclosed rear garden, garage & driveway.

Entrance Hall

Storage cupboard, stairs to first floor, radiator.

Lounge/Dining Room 14' 7" x 15' 6" (4.44m x 4.72m) into recess plus bay

Double glazed windows and double doors to rear garden, electric fire with stone effect surround, coved to ceiling, two radiators, under stairs storage cupboard.

Cloakroom

Tiled flooring, close coupled WC. pedestal wash hand basin, tiled surround, radiator.

Kitchen 11' 8" x 7' 7" (3.55m x 2.31m)

Fitted with a range of base and eye level units, eye level oven, gas hob, space for microwave, recess for fridge-freezer, recess for washing machine and dishwasher, stainless steel single drainer sink unit with mixer tap, tiled splash back, double glazed window to front elevation, tiled flooring.

First Floor Landing

Storage cupboard, radiator, stairs to second floor.

Bedroom Two 14' 6" x 11' 1" (4.42m x 3.38m) maximum measurements

Double glazed widows to front elevation, coved ceiling, fitted wardrobes, radiator.

Bedroom Three 14' 6" x 8' 11" (4.42m x 2.72m) maximum measurements

Double glazed windows to rear elevation, fitted wardrobes, radiator, coving to ceiling.

Bathroom

White suite comprising, close coupled WC pedestal wash hand basin, panel bath, shower over, tiled walls, extractor fan, heated towel rail.

Second Floor Landing

Bedroom One 14' 6" x 12' 3" (4.42m x 3.73m) plus window recess

Double glazed windows to front elevation, fitted wardrobes, access to loft, radiator, arch to dressing area.

Dressing Area 9' 10" x 5' 8" (2.99m x 1.73m) into wardrobe

Fitted wardrobes, cupboard housing boiler, Velux window, radiator.

En Suite

White suite comprising, close coupled WC pedestal wash hand basin, tiled walls, double shower, radiator, heated towel rail.

Outside

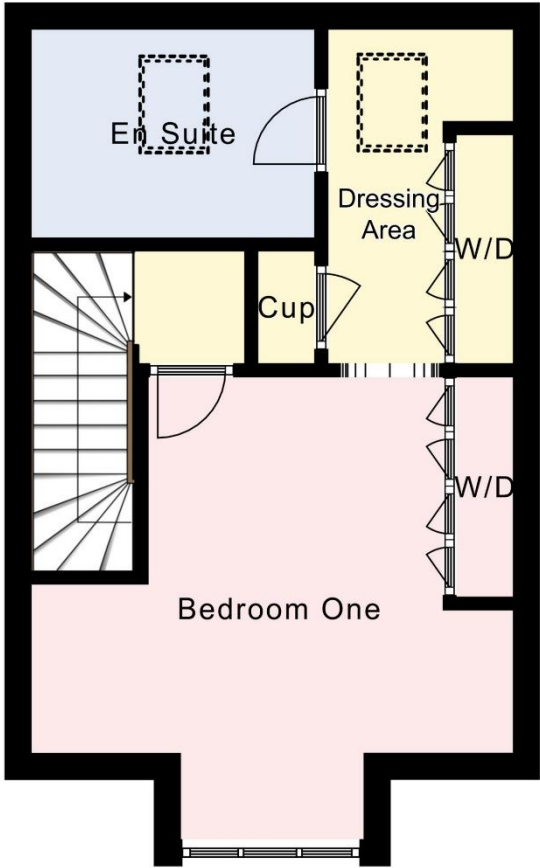
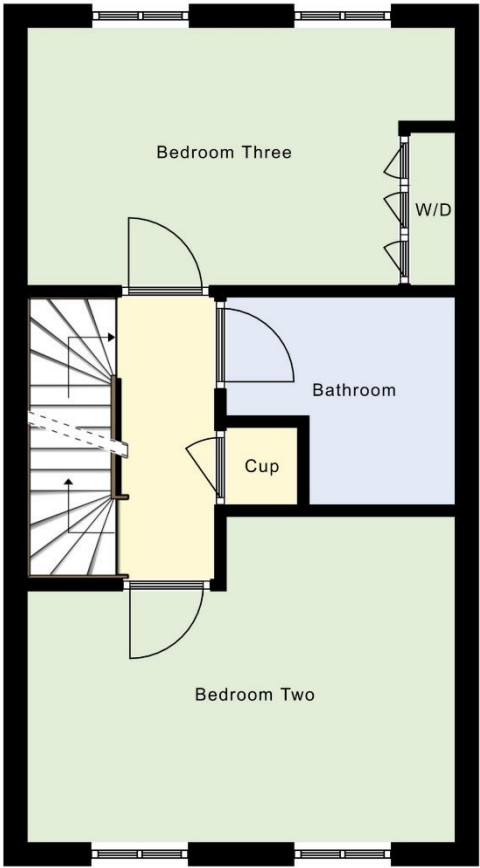
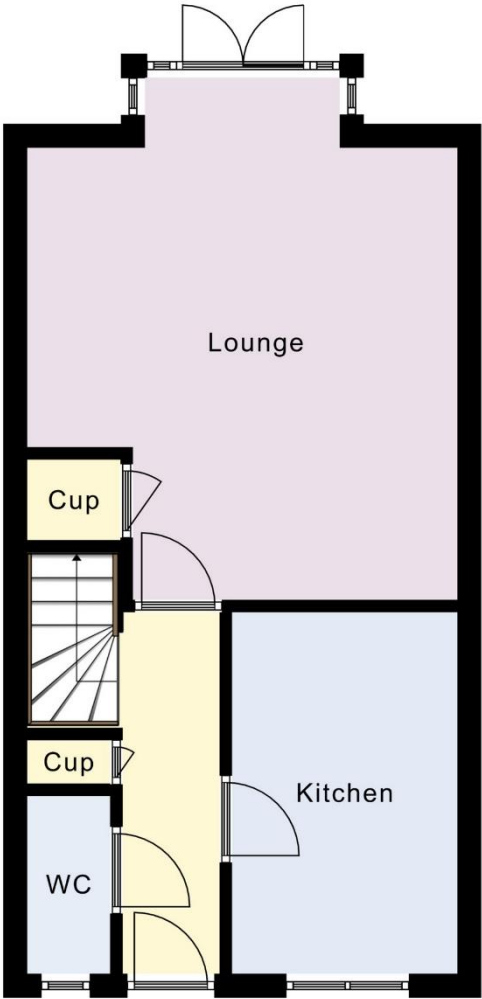
The front garden is laid to artificial grass with shrubs, drive leading to garage with up and over door, wooden gate giving access to rear garden. The enclosed rear garden is also laid to artificial lawn and includes a patio area.

Garage

Power and light connected, door to garden.



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



Tenure: Freehold

Council Tax Band: D

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