



Good Choice are proud to offer for sale this well presented, detached and extended family home, situated in the popular area of East Hunsbury, near to schools, parks, shops and major road links.

Accommodation includes an entrance hall, home office, living room, dining room, sun room, kitchen, utility and WC. To the first floor are four bedrooms, family bathroom and en-suite. Outside are front and rear gardens with a driveway for two cars leading to a garage. (B/115m2/M)

Key Features:

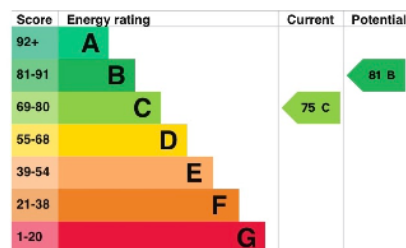
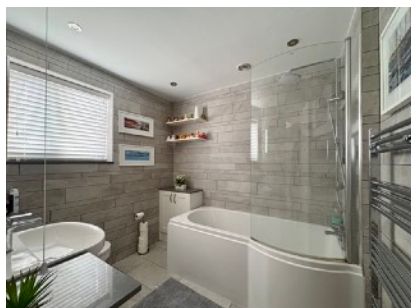
- DETACHED & EXTENDED FAMILY HOME
- HOME OFFICE
- LIVING ROOM & DINING ROOM
- SUN ROOM
- KITCHEN
- UTILITY & WC
- FOUR BEDROOMS
- MODERN FAMILY BATHROOM
- EN-SUITE
- DRIVEWAY FOR TWO CARS & GARAGE WITH ELECTRIC DOOR
- NEAR TO SCHOOLS, PARKS, SHOPS & MAJOR ROAD LINKS
- COUNCIL TAX BAND D



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The graph shows this property's current and potential energy rating.

Entrance Hall

Entered via a composite front door, wood laminate flooring, two double glazed windows, stairs to the first floor, coat storage and doors to the home office and living room.

Home Office

4.64m x 2.4m (15'3 x 7'10)

Carpet, double glazed window to the front and radiator.

Living Room

4.82m max x 3.7m max (15'10 x 12'2)

Carpet, radiator, double glazed box bay window to the front, cable TV point, gas fireplace with surround and door to the dining room.

Dining Room

2.71m x 3.3m (8'11 x 10'10)

Carpet, radiator, door to the living room and kitchen and double glazed French doors to the sun room.

Sun Room

3.4m x 3.17m (11'2 x 10'5)

Wood laminate flooring, brick base, double glazed windows to three sides, insulated ceiling and double glazed French doors to the garden.

Kitchen

2.91m x 2.72m (9'7 x 8'11)

Tiled flooring, base and wall units, quartz worktops, double electric oven and grill, electric hob, extractor, tiling to water sensitive areas, one and a half ceramic sink, fitted fridge freezer, double glazed window to the rear, walk in cupboard and opening to the utility room.

Utility

1.46m x 1.38m (4'9 x 4'6)

Tiled flooring, wall unit, worktop, space for a washing machine and freezer, tiling to water sensitive areas, double glazed door to the garden and door to the WC.

WC

1.33m x 0.93m (4'4 x 3'1)

Wood laminate flooring, dual flush WC, wall mounted hand basin, tiling to water sensitive areas, double glazed window to the side and radiator.

First Floor Landing

Carpet, loft access (ladder, light, part boarded) and doors to:

Bathroom

2.32m x 2.45m (7'7 x 8')

Tiled floor and walls, bath with rainfall shower over, mounted wash basin with storage under, dual flush WC, radiator, double glazed window to the side and extractor.

Bedroom 1

2.83m x 5.12m max (9'3 x 16'10)

Carpet, two double glazed windows to the front, radiator, two fitted wardrobes and door to the en-suite

En-Suite

1.39m x 2.02m (4'7 x 6'8)

Wood laminate flooring, shower cubicle, dual flush WC, mounted wash basin with storage under, radiator, tiled walls, double glazed window to the front and extractor.

Bedroom 2

3.42m x 2.73m (11'3 x 8'11)

Carpet, fitted wardrobe, double glazed window to the front and radiator.

Bedroom 3

3.3m x 2.12m (10'10 x 6'11)

Carpet, double glazed window to the front and radiator.

Bedroom 4

2.16m x 2.28m (7'1 x 7'6)

Carpet, double glazed window to the front and radiator.

Rear Garden

Fence enclosed, mainly laid to lawn with block paved patio and decked seating area, trees, shrubs, borders, tap, light and shed.

Front Garden

Lawn, trees, shrubs, two gates to the rear garden and driveway for two cars.

Garage

5.27m x 2.63m (17'3 x 8'8)

Electric roller door, double glazed door to the rear garden, light, boiler and electric consumer unit.

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