

The logo for Simon & Co. Estate Agents features the company name in a white serif font on a dark grey background. The ampersand is large and stylized. To the right of the text is a green silhouette of a house with a chimney, set against a green circular backdrop. A thin green horizontal line is positioned below the company name. Below this line, the words "ESTATE AGENTS" are written in a white, all-caps, sans-serif font, with wide letter spacing.

****IN PERSON AND VIDEO VIEWINGS AVAILABLE **** Offered with NO CHAIN is this Outstanding FOUR bedroom detached Family home built by award winning builder; Springfir Estates and since been extended and improved by the owners. AIR CONDITIONING , Gas central heated and Upvc double glazed with professionally fitted integrated BLINDS and fly screens to all windows and doors. All discreetly positioned within a pleasant and very much sought after Cul-De-Sac. Reception Hall, cloakroom W.C, Lounge/sitting room through to former Dining room now a fitted Home Office and impressive Conservatory/Family room area. Kitchen and Utility. Gallery landing to Family Bath/shower room and four good size bedrooms with built in double wardrobes and ensuite to Master. Ample parking and good size garage. Westly aspect rear garden.

RECEPTION HALL
Via opaque leaded and glazed panelled door with matching side screen, tiled floor, double panelled radiator, panelled doors to Lounge/Sitting Room, Kitchen/Breakfast Room and Cloakroom/WC, stair case raising to first floor landing, storage cupboard under, power point

CLOAKROOM/WC
Continuation of tiled floor, close coupled Wc and corner wash hand basin, opaque leaded Upvc double glazed window to front, single panelled radiator

LOUNGE/SITTING ROOM
16'7" into bay x (5.08m into bay x)
Leaded Upvc double glazed bay window to front, marble hearth with living flame inset gas fire with feature surround (surround on show will be replaced with new) double panelled radiator and archway through to Dining Room

FORMER DINING ROOM - HOME OFFICE
9'4" x 25'4" (2.87m x 7.73m)
Equipped as a work station with shelving and double desk area and solid wood work tops, further cupboard and Upvc double glazed double doors opening to Conservatory/Family Room

CONSERVATORY/FAMILY ROOM
12'7" x 10'1" (3.85m x 3.08m)
Predominantly of Upvc double glazed construction having double doors to both rear and side on to Easterly aspect rear garden, radiator

KITCHEN/BREAKFAST ROOM
13'2" x 10'6" (4.03m x 3.22m)
Offering a range of high and base level cupboard units with drawer space and work tops having tiled surrounds, one and half bowl sink with mixer, built in double oven with four ring hob and concealed extractor, as well as additional appliance space to include area for tall fridge/freezer and plumbing for automatic dishwasher/washing machine built in larder/carousel cupboard, inset ceiling spot lights, double panelled radiator , Upvc double glazed window to rear, tiled floor and door to separate Utility Room

UTILITY ROOM
8'8" x 7'0" (2.66m x 2.15m)
Offering a further range of matching high and base level cupboard units, work tops and sink with mixer tap, Upvc double glazed window and door to rear garden, double panelled radiator and internal door to Garage, axillary loft hatch

GALLERY LANDING
Spacious Gallery landing with leaded Upvc double glazed window to front, single panelled radiator, loft hatch via retractable ladder, power point and panelled door to airing cupboard and further doors to Four Bedrooms and Bathroom

MASTER BEDROOM
10'9" x 10'4" (3.29m x 3.16m)
Having Upvc double glazed window to rear, single panelled radiator, built in mirror fronted double wardrobes providing clothes hanging and shelving space and panelled door to En-Suite

EN-SUITE
Comprising refitted close coupled Wc, pedestal wash hand basin and shower cubicle, tiling to walls and floor, opaque Upvc double glazed window to side and shaver point

DOUBLE BEDROOM TWO
17'3" max x 8'8" (5.26m max x 2.66m)
Having leaded Upvc double glazed window to front, single panelled radiator and built in double wardrobes providing clothes hanging and shelving space, fitted overbed shelving and storage

DOUBLE BEDROOM THREE
10'7" x 8'7" max (3.24m x 2.63m max)
Having leaded Upvc double glazed window to front, single panelled radiator

BEDROOM FOUR
9'9" x 6'11" (2.98m x 2.11m)
Good size fourth bedroom with further built in double wardrobe providing clothes hanging and shelve space, Upvc double glazed window to rear and single panelled radiator

FAMILY BATH/SHOWER ROOM
Refitted four piece suite comprising close coupled Wc, pedestal wash hand basinm panelled bath and separate large shower cubicle, tiling to walls and floor, opaque Upvc double glazed window to rear, single panelled radiator and ceiling lighting

OUTSIDE FRONT
To the front there is parkin for several vehicles also giving access to Garage, as well as gravelled garden area and side gate leading to rear garden

OUTSIDE REAR
The rear garden enjoys an Easterly aspect being block paved patio areas and sizeable lawn area edged with well stocked shrub and flower borders, timber Summer House and pagoda and outside lighting, tap

GARAGE
18' x 8' (5.49m x 2.44m)
Having remote control up and over door, power and lighting connected and internal door to/front Utility Room



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