



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

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Exceptional three-bedroom detached family home offering versatile living with a bright lounge, separate dining room, conservatory opening to the garden, fitted kitchen/breakfast area, handy study, and modern Worcester Bosch boiler. Five well-proportioned bedrooms (master with en-suite shower), family bathroom, detached double garage with remote doors, ample parking, and good rear/side gardens. uPVC double glazing throughout – perfect for growing families craving space and convenience. Viewing essential to appreciate the full potential!

Porch

uPVC double glazed windows + composite front door, radiator.

Study 9'1" x 7'10",

uPVC double glazed, double radiator.

Hall

Double radiator, stairs to first floor, uPVC double glazed, cloaks cupboard.

Kitchen 13' x 10'9",

Fitted units + worktops, wall cupboards, inset stainless steel sink unit, space and plumbing for appliances, electric cooker point, uPVC double glazed, Worcester Bosch gas-fired boiler, uPVC door to side.

Breakfast Area 7'10" x 6'9",

Double radiator, uPVC double glazed window, built-in cupboards, fitted units and work top.

Dining Room 12' x 10'9",

Double radiator, sliding door to lounge, open to conservatory.

Conservatory 9'5" x 9'1",

uPVC double glazed and door to rear garden.

Lounge 18'1" x 11'5",

Three uPVC double glazed windows, uPVC sliding patio doors to rear garden, fitted gas fire, two double radiators.

Separate WC

Low-flush WC, uPVC double glazed, wash hand basin.

Landing

uPVC double glazed, airing cupboard + hot water cylinder, large walk-in cupboard.

Bedroom 13'6" x 11',

uPVC double glazed, double radiator, built-in wardrobes.

En-suite (formerly 4th bedroom) 10' x 6'9"

Shower enclosure, wash hand basin in built-in unit, built-in cupboards, uPVC double glazed, double radiator. Low-flush WC, wash hand basin UPVC window, double radiator.

Bedroom 10'10" x 8'2",

uPVC double glazed, radiator, built-in wardrobes + cupboards.

Bedroom 13'2" x 10'8",

Wash hand basin, uPVC double glazed window, double radiator, 2 sets of built in wardrobes, double radiator.

Bathroom

Wash hand basin, bidet, low-flush WC, shower enclosure, double radiator, two uPVC windows.

Detached Garage 20'7" x 17'7" approx.

Two up-and-over remote-control garage doors, electric light + power, uPVC service door to rear.

Outside

Parking for 2/3 cars on driveway with a further two spaces to the rear in front of the detached garage. Large well-maintained gardens to rear + side.