





Property Description

This elegantly presented detached family residence is situated in the desirable Gornal Village, making it an attractive option for families. The property boasts well-maintained living spaces that provide versatility and ample room, catering perfectly to larger families. It features a contemporary fitted kitchen complemented by a striking spiral staircase, four spacious double bedrooms, two of which include en-suite bathrooms, as well as a utility area and a detached summerhouse, ideal for entertaining guests. Additionally, its prime location allows for convenient access to local shops, transport links, schools, and various amenities, all within walking distance.

Entrance Porch

Double glazed door to the front elevation.

Lounge

23' 11" x 20' 11" (7.29m x 6.38m)

Double glazed french doors to the rear leading to garden, double glazed window to the rear, log burner with tiled surround, two central heating radiators, stairs to first floor.

Kitchen / Dining Room

25' 10" x 10' 10" (7.87m x 3.30m)

Kitchen area to comprise a range of wall and base units with work surfaces over, one and a half bowl sink & drainer unit with mixer tap over, electric oven & gas hob with extractor hood over, integrated dishwasher, space for domestic appliances, tiling to splashback,

double glazed window to the rear, double glazed door to the side, step approach to

Dining area with central heating radiator, spiral feature staircase leading to first floor.

Utility

16' 5" x 7' 7" (5.00m x 2.31m)

A range of wall and base units with work surfaces over, stainless steel sink & drainer unit with mixer tap over, plumbing for washing machine, space for domestic appliances, central heating boiler, central heating radiator, double glazed window to the front, double glazed door to the front.

Rear Hallway

Double glazed door to the rear leading to garden.

Cloakroom

Comprising wash hand basin, low level w.c.

First Floor

Landing

Double glazed window to the front, central heating radiator.

Bedroom One

12' 10" x 10' 2" (3.91m x 3.10m)
Double glazed window to the rear, fitted wardrobes, central heating radiator.

En-Suite

7' 2" x 6' 7" (2.18m x 2.01m)
Shower enclosure, wash hand basin, low level w.c., central heating radiator, double glazed window to the side.

Bedroom Two

15' x 9' 7" (4.57m x 2.92m)
Double glazed window to the rear, double glazed french doors to rear with Juliet balcony, fitted wardrobes, central heating radiator.

En-Suite

6' 10" x 4' 7" (2.08m x 1.40m)
Shower cubicle, wash hand basin, low level w.c., central heating radiator, double glazed window to the side.

Bedroom Two

15' x 9' 7" (4.57m x 2.92m)
Double glazed window to the rear, double glazed french doors to rear with Juliet balcony, fitted wardrobes, central heating radiator.

Bedroom Three

11' 5" x 10' 2" (3.48m x 3.10m)
Double glazed window to the rear, fitted storage area, central heating radiator.

Bedroom Four

11' 8" x 8' 6" (3.56m x 2.59m)
Double glazed window to the front, central heating radiator.

Bathroom

Comprising bath, wash hand basin, low level w.c., tiling, central heating radiator, double glazed window to the side.

Outbuilding

22' 7" x 14' 9" (6.88m x 4.50m)

Outside

To the front tarmac driveway giving off road parking, side access to rear garden.

Rear garden having paved patio area, with step approach to further garden with lawn and various shrubs and borders.

Detached outbuilding ideal for entertainment space.









Ground Floor

First Floor

Total floor area 173.3 m² (1,865 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: C Council Tax
 Band: F

Tenure: Freehold

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