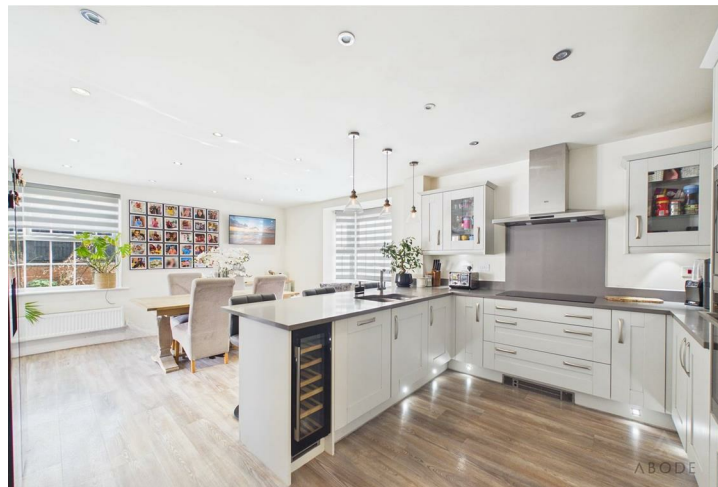
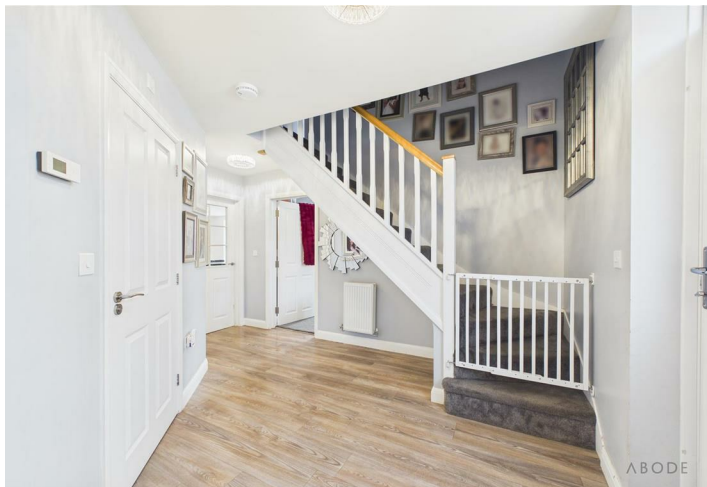






A spectacular modern five bedroom detached home, situated within a popular location having good access to a range of amenities. The property benefits from an impressive kitchen diner with a range of quality integrated appliances, two reception rooms, four double bedrooms with a further single bedroom which is currently used as an office, two en-suite shower rooms and a detached double garage which has been converted to an Annex. The accommodation in brief comprises: entrance hall, living room, dining room, kitchen diner, utility room and WC/cloaks. The first floor features five bedrooms, two en-suite shower room and a family bathroom. Viewing is highly recommended strictly via appointment only.



## Accommodation

Leading through a front entrance door into:

### Entrance Hall

With central heating radiator, stairs rising to the first floor and doors leading off to:

### Living Room

22'11" x 11'11"

With two central heating radiators, double glazed upvc bay fronted window, double glazed upvc French doors leading out onto the patio and a feature fire place.

### Dining Room

14'2" x 10'6"

With two central heating radiators, double glazed upvc window to the side elevation, double glazed upvc bay fronted window and recessed spot lighting.

### Kitchen Diner

21'7" x 18'4"

With a selection of matching wall and base units, having a straight edge granite preparation work surface, recessed one and a half bowl stainless steel sink with mixer tap, AEG electric oven and integrated AEG microwave, AEG induction hob with hood extractor over, selection of drawers, integrated cooler, fridge freezer and dishwasher, recessed spot lighting, two central heating radiators, two double glazed upvc windows to the side and rear elevation, double glazed upvc French doors leading out onto the garden and a door leading through to the utility room.

### Utility Room

7'11" x 7'0"

With a selection of matching wall and base units, granite preparation work surface, stainless steel sink with mixer tap and drainer, space for wash machine and tumble dryer, central heating radiator, recessed spot lighting and a door leading out into the rear garden.



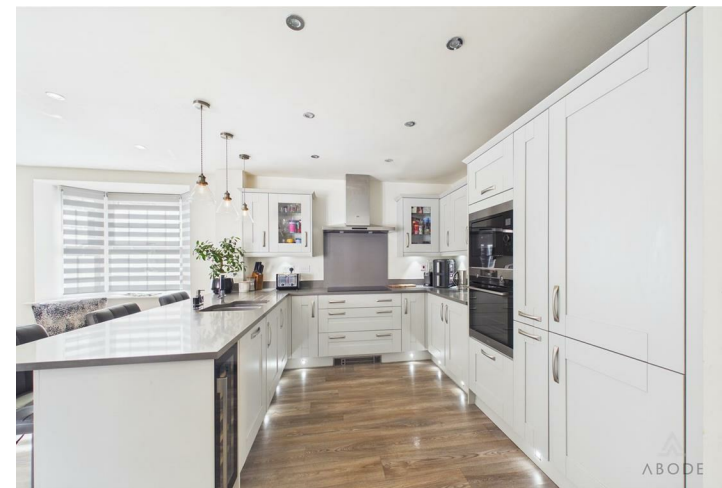
### WC/cloaks

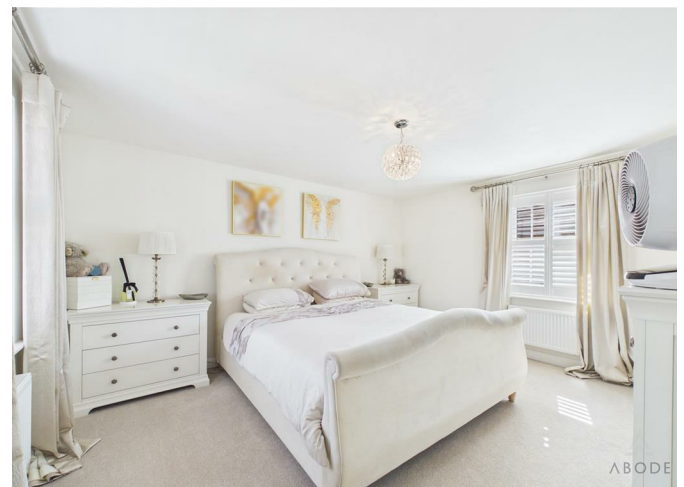
7'6" x 5'2"

With a low level WC, pedestal wash hand basin with mixer tap, central heating radiator and recessed spot lighting.

### First Floor Landing

With central heating radiator, recessed spot lighting, airing cupboard and doors leading off to:







### Master Bedroom

20'11" x 14'5"

With a selection of built in sliding mirror wardrobes, two central heating radiators, two double glazed upvc windows to the side elevation and a door leading through to the en-suite shower room.

### En-suite Shower Room

8'6" x 4'6"

With a three piece suite comprising: low level WC, wash hand basin with mixer tap and vanity unit below, double shower cubicle with glass sliding door, gravity shower and tiled splash backs, heater ladder towel rail, electric extractor fan and a double glazed upvc window to the side elevation with opaque glass.



### Bedroom Two

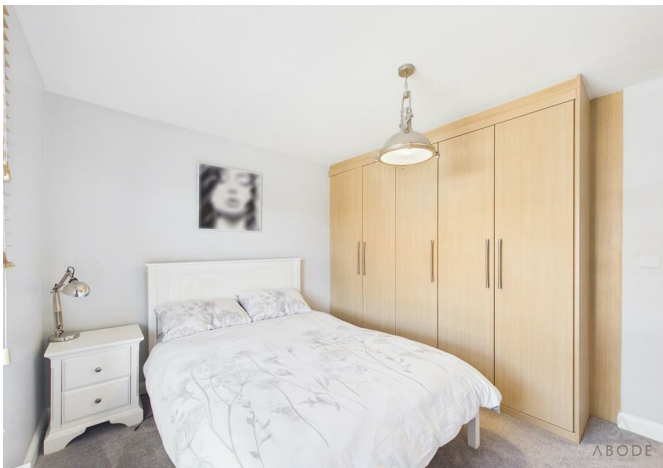
12'10" x 10'9"

With central heating radiator, built in sliding mirror wardrobe, two double glazed upvc windows and a door leading through to the en-suite shower room.

### En-suite Shower Room

8'6" x 4'5"

With a three piece suite comprising: low level WC, pedestal wash hand basin with mixer tap, shower cubicle with glass sliding door and gravity shower over, tiled splash backs, heater ladder towel rail, recessed spotlighting and a double glazed window to the side elevation with opaque glass.



### Bedroom Three

12'2" x 10'2"

With central heating radiator, built in wardrobes and a double glazed upvc window to the front elevation.

### Bedroom Four

11'3" x 10'6"

With central heating radiator, built in wardrobes and a double glazed window to the rear elevation.

### Bedroom Five / Study

9'3" x 7'8"

With central heating radiator and a double glazed upvc window to the front elevation.

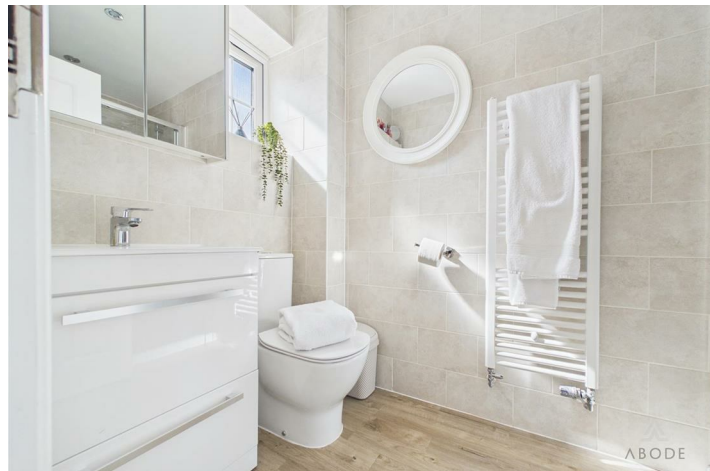
### Family Bathroom

9'10" x 7'8"

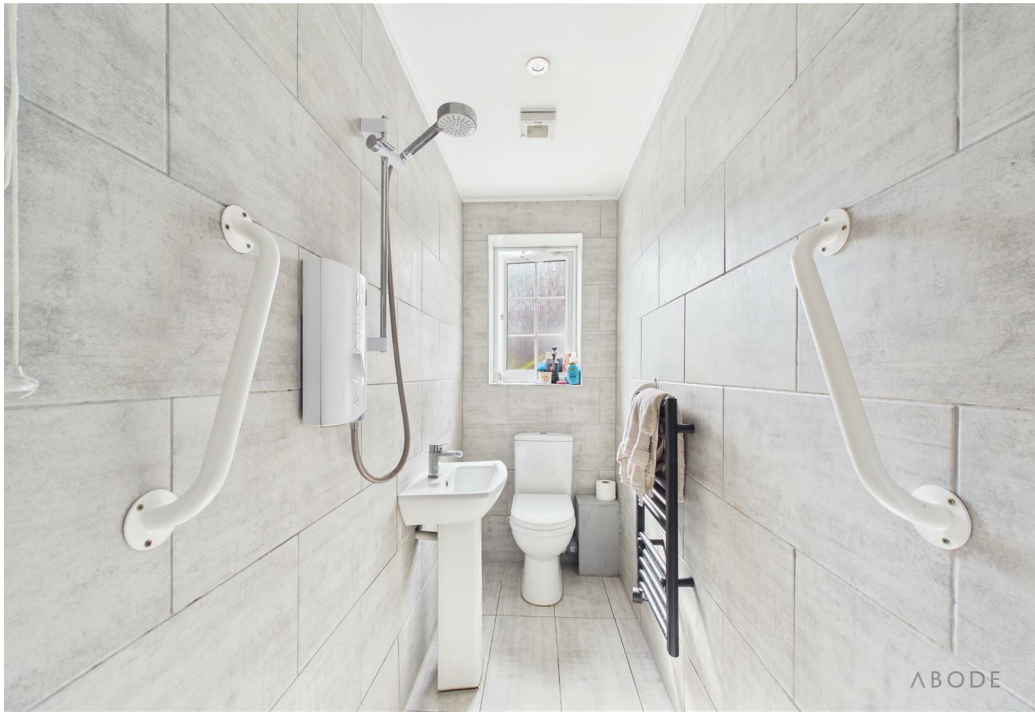
With a four piece suite comprising, low level WC, double shower cubicle with tiled splash backs, gravity shower over and glass sliding door, pedestal wash hand basin with mixer tap, bath with mixer tap over, heated ladder towel rail, double glazed upvc window to the rear elevation with opaque glass and recessed spotlighting.

### Outside

The outside of the property to the front elevation features a well stocked fore garden with central pathway leading to the front entrance door, with the side elevation having a generous tarmac driveway providing ample parking facility which leads to the double detached garage. The double garage has been converted to a self contained annex with shower room and kitchen area. The rear elevation features a paved patio area ideal for seating and a laid to lawn garden.

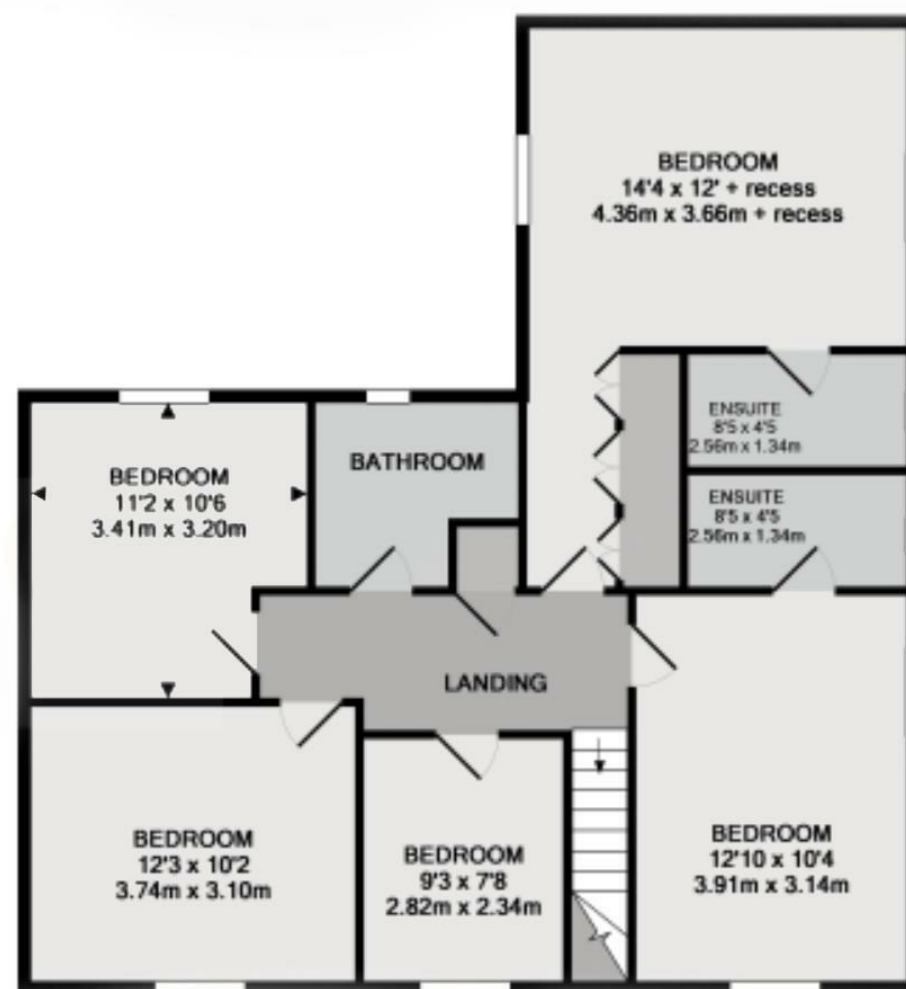
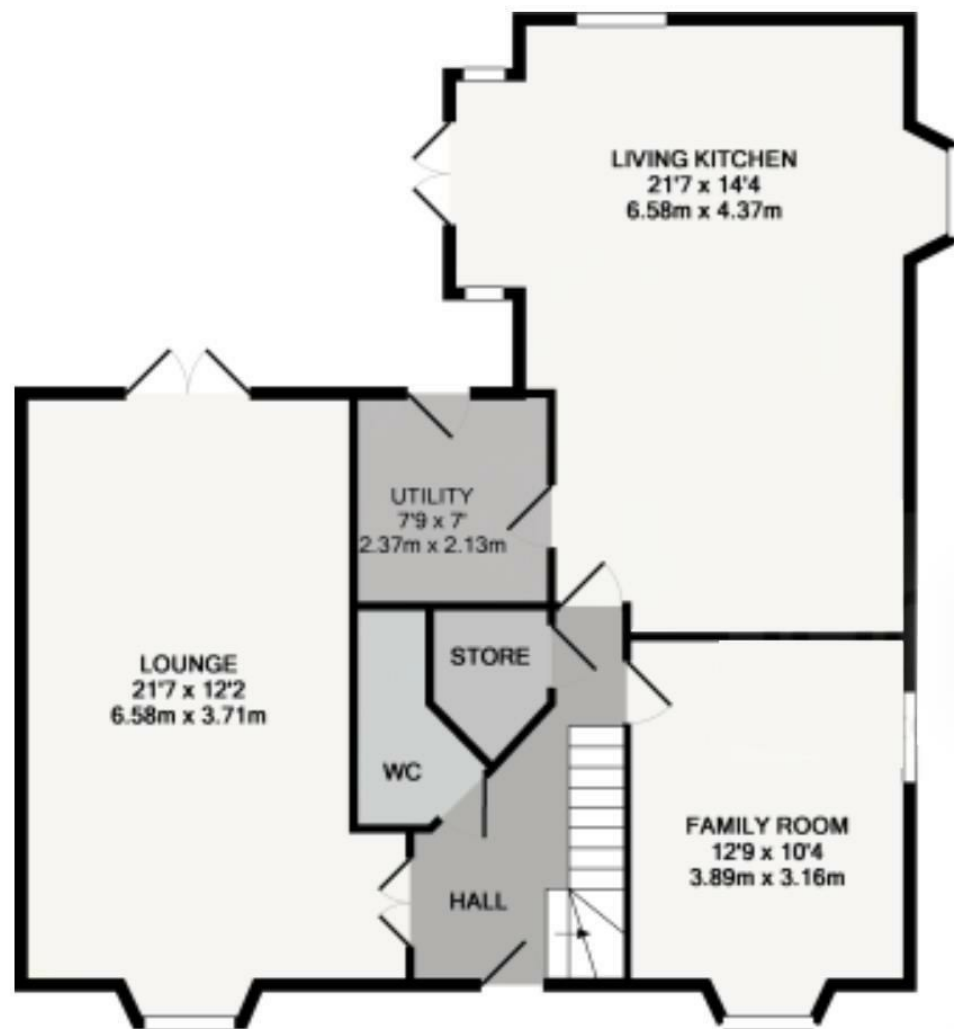




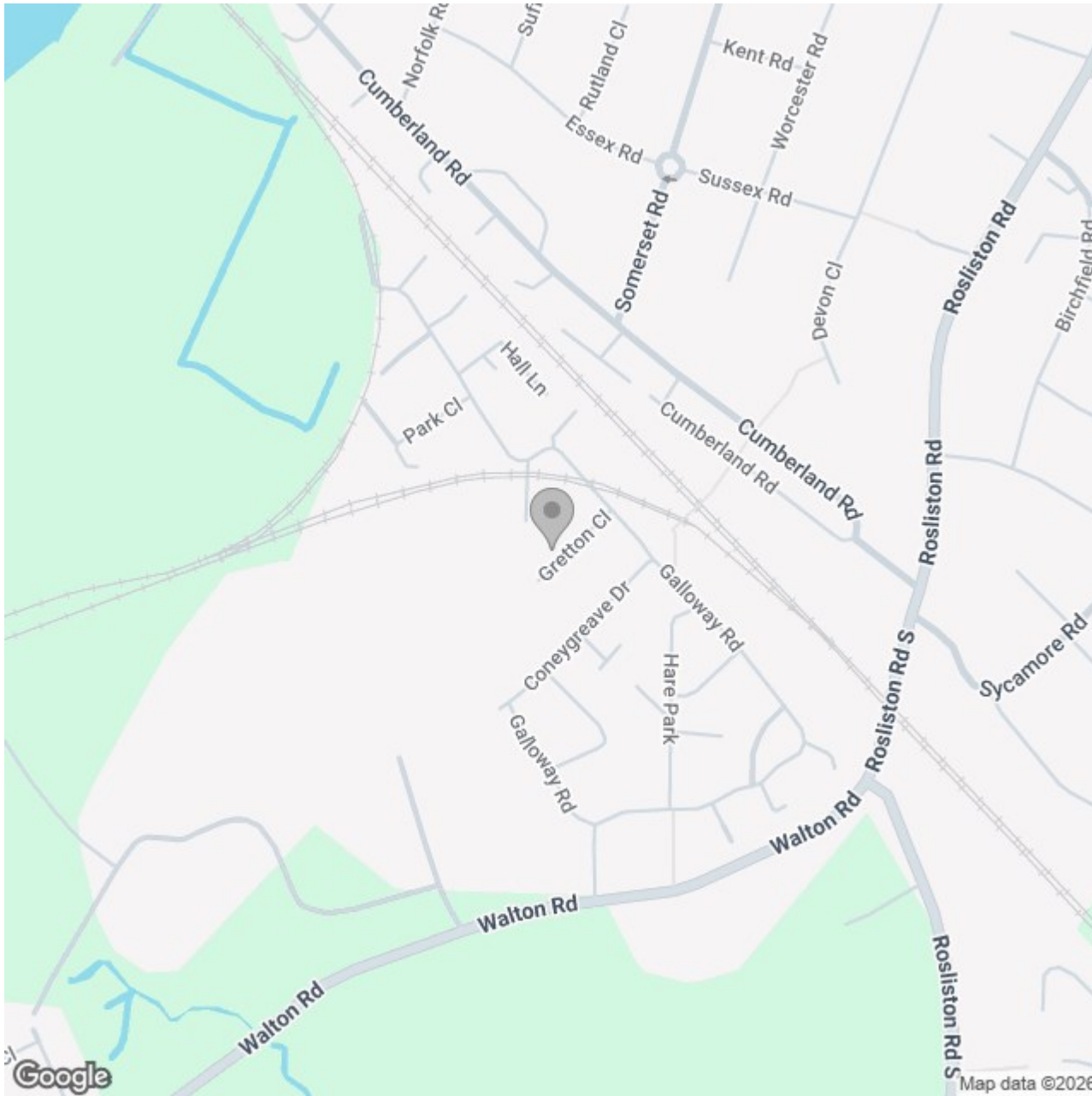












## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	