





**GREAT FAMILY HOME WITH FOUR BEDROOMS, LOCATED IN A SOUGHT AFTER VILLAGE AND SURE TO IMPRESS PURCHASERS. This immaculately presented house in DN3 is within easy reach of local amenities, including primary school within the village and should be viewed early to avoid disappointment. The property briefly comprises of entrance hallway, WC, living room, dining room, orangery, kitchen, utility room, stairs to the first floor landing, four spacious bedrooms, bathroom, front garden, driveway, integral single garage and rear enclosed garden. VIEWINGS ARE A MUST AND AVAILABLE WITH NO CHAIN.**



#### **ENTRANCE HALL**

7' 2" x 11' 8" (2.20m x 3.56m) This beautiful home is accessed via the front facing double glazed frosted composite door to the entrance hallway, front facing double glazed frosted window, radiator, Karndean flooring, radiator, door to the WC, double doors to the lounge, storage

cupboard beneath the stairs leading to the first floor.

### WC

2' 9" x 6' 4" (0.86m x 1.95m) Benefitting from a low flush WC, wash hand basin, tiled walls, heated towel radiator, spotlights and front facing double glazed frosted window.

### LOUNGE

12' 10" x 14' 3" (3.93m x 4.35m) Fantastic reception room with feature electric log effect fireplace, front facing double glazed window, radiator, coving, television point, telephone point and double doors to the dining room.

### DINING ROOM

11' 2" x 10' 0" (3.42m x 3.07m) Separate dining space with rear facing double glazed sliding doors to the orangery, radiator and coving to the ceiling.

### ORANGERY

12' 10" x 12' 0" (3.92m x 3.68m) Fantastic additional living space overlooking the rear garden with side/rear facing double glazed windows, rear facing double glazed French doors, tiled flooring, electric under floor heating, spotlights and two television points.

### KITCHEN

12' 2" x 8' 11" (3.71m x 2.74m) Beautiful kitchen space with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer unit, four ring gas hob with extractor fan above, partially tiled walls, under cabinet lighting, double electric oven, integrated slimline dishwasher, integrated fridge, integrated freezer, heated towel radiator, Karndean flooring, rear facing double glazed window and door to the utility room.



### UTILITY ROOM

7' 5" x 5' 1" (2.28m x 1.56m) Useful extra utility space with base level fitted storage, work surface incorporating a single bowl sink with drainer, plumbing for a washing machine, Karndean flooring, radiator, rear facing double glazed window, rear facing double glazed door and internal door to the storage room.







### STORAGE ROOM

7' 5" x 4' 7" (2.28m x 1.40m) The garage has been partially made smaller to create this extra storage space which has a work surface, door to the integral garage, space for a fridge/freezer and space for a dryer.

### STAIRS

Leading from the entrance hallway to the first floor landing.

### LANDING

Providing access to all bedrooms/bathroom and a storage cupboard.



### BEDROOM

12' 10" x 11' 5" (3.92m x 3.50m) Beautiful spacious bedroom with front facing double glazed bay window, radiator and coving.

### BEDROOM

9' 2" x 13' 0" (2.81m x 3.97m) Double bedroom with fitted wardrobes, over bed storage cupboards, coving, radiator, loft access point and rear facing double glazed window.

### BEDROOM

10' 7" x 6' 6" (3.23m x 2.00m) Positioned at the front of the house with front facing double glazed window and a radiator.

### BEDROOM

6' 8" x 9' 1" (2.04m x 2.79m) Further spacious bedroom with rear facing double glazed window and a radiator.

### BATHROOM

6' 10" x 6' 0" (2.10m x 1.83m) Fabulous modern bathroom with bath, shower screen mounted above, dual shower head, concealed shower control, extractor fan, spotlights, heated



towel radiator, wash hand basin within a vanity unit, low flush WC, rear facing double glazed frosted window, tiled flooring and tiled walls.

### DRIVEWAY

Off street parking available for a couple of cars on the driveway leading to the garage.

### INTEGRAL GARAGE

The garage has been partially converted and benefits from power points, lighting and front facing electric garage door.

### FRONT GARDEN

Small front lawned garden with central bush and side access gate to the rear garden.

### REAR GARDEN

Fence enclosed rear garden with paved patio, lawn, shrubs/bushes, shed and side access gate.

### NOTES:

**FREEHOLD PROPERTY**

**COUNCIL TAX BAND: D**

**HEATING SYSTEM: GAS FIRED CENTRAL**

**HEATING**

**INSTALLATION DATE: 2017**

**TYPE OF BOILER: WORCESTER GREENSTAR**

**LAST SERVICE: OCTOBER 2025**

**SERVICES: MAINS**

**GAS/ELECTRIC METER LOCATION: SIDE OF THE HOUSE**

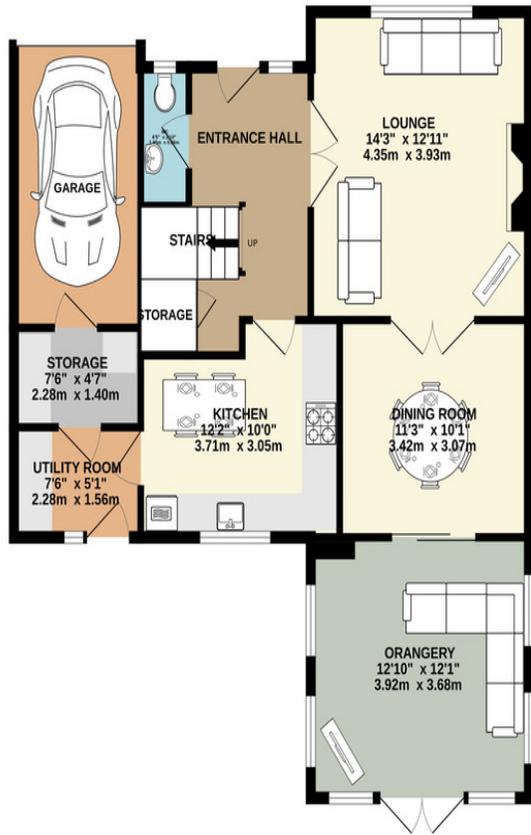
**WATER METER LOCATION: FRONT PAVEMENT**

**GARDEN FACES: SOUTH**

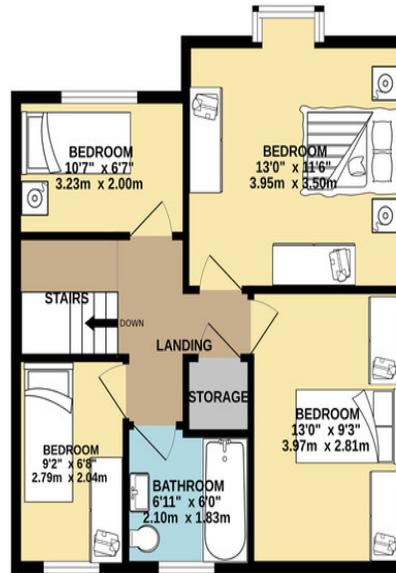
**ALARM SYSTEM INCLUDED**

**LOFT SPACE: PARTIALLY BOARDED.**

GROUND FLOOR  
853 sq.ft. (79.3 sq.m.) approx.



1ST FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 1392 sq.ft. (129.3 sq.m.) approx.

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 is given for their availability or efficiency on the day.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		