



Property Description

Discover your dream home in this superb extended detached property, nestled in a tranquil cul-de-sac. Featuring uPVC double glazing and efficient gas central heating, this residence boasts an inviting entrance hall leading to a spacious through lounge/dining room and a modern kitchen that flows into an extended breakfast area and utility room. With three well-appointed bedrooms on the first floor, there's potential for an easy conversion to four, including a large master bedroom that was formerly two rooms, an extended guest bedroom with en-suite, and an additional bedroom alongside a family bathroom. Enjoy the convenience of a single garage and off-road parking for up to three cars. Viewing is highly recommended to fully appreciate this exceptional home.



Entrance Hall

having four ceiling spot lights, central heating thermostat, stairs to first floor with understairs storage.

Lounge/Dining Room 7.07m x 3.38m (23' 2" x 11' 1") *Max Measurements*

having uPVC double glazed bow window to front, patio doors to rear, ceiling light point and ten further inset lights, two radiators, coving to ceiling.

Breakfast Kitchen 4.74m x 2.55m (15' 7" x 8' 4")

having uPVC double glazed windows and door to rear aspect, ceiling light points, Karndean flooring with electric underflooring heating, radiator in kitchen area, range of matching wall and base units with work surfaces over, 1 1/4 bowl drainer sink unit with waste disposal unit and mixer taps, integrated oven, separate hob with hood over, plumbing for dishwasher.

Utility 2.18m x 1.49m (7' 2" x 4' 11")

having uPVC double glazed window to rear aspect, ceiling light point, Karndean flooring with electric underfloor heating, plumbing for automatic washing machine, range of matching kitchen units with work surface over, door to Garage.

First Floor Landing

having ceiling light point, linen cupboard and doors off.

Master Bedroom 5.38m x 3.06m (17' 8" x 10') *max measurements*

having two uPVC double glazed windows to rear aspect, can easily be converted back to two rooms, seven inset lights, radiator and coving.

Guest Bedroom 3.87m x 2.18m (12' 8" x 7' 2")

having uPVC double glazed feature box window to rear aspect, ceiling light point and radiator.

Guest En-Suite 2.22m x 1.49m (7' 3" x 4' 11")

having uPVC double glazed window to front aspect, four inset lights, radiator and three piece suite comprising low level flush wc, wash hand basin and shower cubicle.

Bedroom Three 3.49m x 2.72m (11' 5" x 8' 11")

having uPVC double glazed window to front aspect, ceiling light point and radiator.

Bathroom 2.57m x 2.48m (8' 5" x 8' 2")

having two uPVC double glazed windows to front aspect, inset lights, radiator and three piece suite comprising low level flush wc, wash hand basin and side panelled bath with Triton electric shower over.

Outside

having block paved drive to front allowing parking for upto three cars, access to garage via up & over roller door, light and power. Enclosed rear low maintenance garden with inset borders, patio areas.

Ground Floor
605 sq.ft. (56.2 sq.m.) approx.



1st Floor
510 sq.ft. (47.4 sq.m.) approx.



Total Floor Area : 1115 sq.ft. (103.6 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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19 King Richards Hill
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Energy rating

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