







**£850,000**

Located within the ever sought after area of Willen this spacious four bedroom detached family home has been tastefully extended and beautifully presented throughout is offered to the market chain free with many benefits including a wonderful open plan kitchen/Diner, two reception rooms, utility room, en-suite to main bedroom, family bathroom and additional downstairs cloakroom, generous size rear garden, double garage and driveway parking for several vehicles.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Stairs rising to first floor, doors to lounge, study, cloakroom and kitchen/diner, radiator.

## CLOAKROOM

Double glazed frosted window to front aspect. Low level WC, heated towel rail, wash hand basin in vanity unit.

## LOUNGE

Double glazed bay window to front aspect, double glazed window to side aspect. Radiator.

## STUDY

Double glazed window to side aspect. Radiator.

## KITCHEN

Double glazed bi-folding doors to rear, double glazed window to side aspect. Fitted with a range of wall-mounted and floor standing units with work surface over, integrated: fridge freezer, freezer, dishwasher, and hob with extractor fan over; built-in oven, one and a half bowl stainless steel sink unit with mixer tap and drainer, two radiators, under floor heating, orangery.

## UTILITY

Double glazed window to rear aspect. A range of wall-mounted and floor standing units with work surface over, plumbing for washing machine, plumbing for washing machine, stainless steel sink with mixer tap.

## LANDING

Double glazed window to side aspect. Doors to bedrooms and bathroom, airing cupboard housing lagged copper water cylinder, access to loft space via extending ladder with power and lighting.

## BEDROOM ONE

Two double glazed windows to front aspect. Radiator.

## EN-SUITE

Double glazed frosted window to rear aspect. Low level WC, shower unit, wash hand basin in vanity unit, tiled walls, bath.

## BEDROOM TWO

Double glazed windows to front and side aspects. Radiator, built-in wardrobe.

## BEDROOM THREE

Double glazed window to rear aspect. Radiator.

## BEDROOM FOUR

Double glazed window to side aspect. Radiator.

## BATHROOM

Double glazed frosted window to rear aspect. Shower unit, low level WC, tiled walls, bath, wash hand basin in vanity unit, heated towel rail.

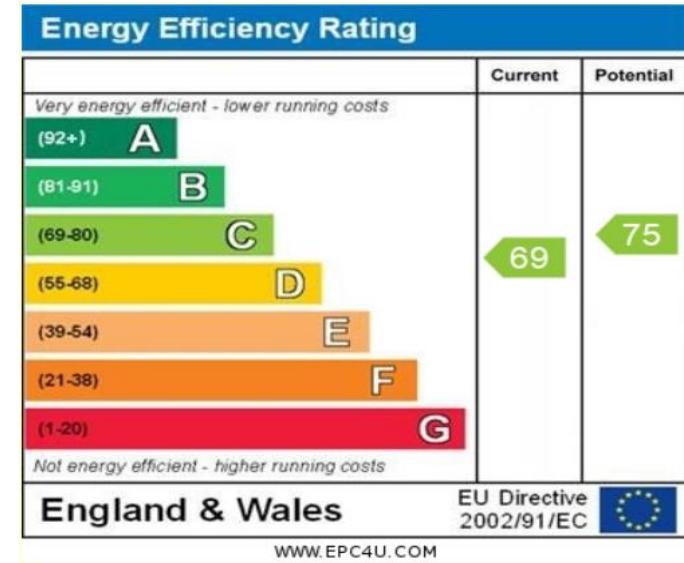
## OUTSIDE

**Approximate Gross Internal Area 2052 sq ft - 191 sq m  
(Excluding Garage)**

Ground Floor Area 1035 sq ft – 96 sq m

First Floor Area 1017 sq ft – 95 sq m

Garage Area 425 sq ft – 39 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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