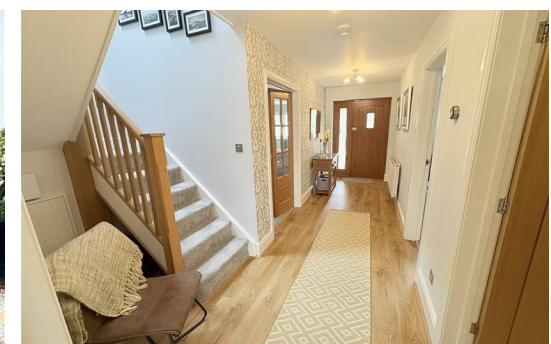




While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Asking Price £925,000
Freehold



Front Door
Entrance Hallway
Skimmed ceiling, access to storage cupboard, wooden flooring, radiator.

Sitting Room
22'10" x 12'0" (6.972 x 3.683)
Skimmed ceiling, windows to two aspects with plantation shutters, feature fire surround with inset wood burner and granite hearth, television aerial point, 2 x radiators.

Kitchen/Family Room
28'9" x 17'1" nar 12'5" (8.765 x 5.221 nar 3.785)
Skimmed ceiling, window to rear elevation, bi-fold doors to garden room, beautifully fitted bespoke hand built kitchen comprising Oak painted units with Quartz work surface over and butler style sink. Many feature units including pan drawers, concealed bins etc, space for American style fridge/freezer, space for cooker range with AEG concealed extractor fan, built in dish washer, feature walnut breakfast bar incorporating seating area, space for dining table and chairs, travertine flooring incorporating underfloor heating.

Garden Room
23'3" x 6'9" (7.087 x 2.072)
Constructed by Messrs Hilliers with aluminium elevations incorporating several glazed sliders (doors) under a poly carbonate roof, with feature LED lighting and 2 x wall heaters.

Utility Room
10'1" x 5'1" (3.091 x 1.57)
Skimmed ceiling, door to side access, matching (to kitchen) fitted base units with work surface over and inset sink with mixer tap, wall mounted boiler, plumbing for washing machine, space for tumble drier, double door storage cupboard housing pressurised hot water tank, travertine flooring incorporating underfloor heating.

Bedroom 4/Dining Room
13'6" x 10'11" (4.131 x 3.343)
Skimmed ceiling, window to front elevation with plantation shutter, telephone point, radiator.

Downstairs Shower Room
10'9" x 4'6" (3.288 x 1.394)
Skimmed ceiling with extractor, beautifully fitted suite comprising walk in double shower cubicle with thermostatic shower, W.C with concealed cistern, table top sink with mixer tap and gloss vanity storage cupboard below, fully tiled walls, tiled flooring, heated towel rail.

First Floor Landing
Skimmed ceiling incorporating feature beam work, access to roof void, Velux style window, radiator.

Master Bedroom
18'2" x 17'1" (5.54 x 5.21)
Skimmed ceiling incorporating feature beam work, 2 x windows to rear elevation, fitted range of wardrobes to one wall offering hanging and shelf space, telephone point, television aerial point, 2 x radiators.

En-Suite Shower Room
7'3" x 6'0" (2.21 x 1.83)
Skimmed ceiling, feature window to side elevation, wet room tiled flooring, thermostatic shower with folding glass wet room screen, W.C, table top wash basin with mixer tap and granite work surface with high gloss vanity storage below, fully tiled walls, heated towel rail.

Bedroom 2
18'9" x 8'6" (5.717 x 2.602)
Skimmed ceiling incorporating feature beam work, windows to front and side elevations, eaves storage with further fitted 'Sharps' fitted wardrobe, radiator.

Bedroom 3
11'3" x 10'2" min (3.43 x 3.100 min)
Skimmed ceiling incorporating feature beam work, eaves storage cupboard with sliding door, radiator.

Family Bathroom
8'7" x 7'10" (2.64 x 2.41)
Skimmed ceiling, window to side elevation, extractor fan, suite comprising panel bath with central filler, low flush W.C, table top basin with high gloss vanity storage below , floor to ceiling tiling, heated towel rail.

Outside
Driveway
A well proportioned driveway offering off road for several vehicles. Double vehicular access gates with further area of driveway.

Garage
12'11" x 9'5" (3.949 x 2.877)
Twin vehicular access doors, power and light, eaves storage.

Home Office/Gym
8'11" x 8'11" (2.74 x 2.74)
Positioned to the rear of the garage, feature double glazed window and door, tiled flooring incorporating under floor heating, CAT 5 cabling.

Rear Garden
A substantial professionally designed westerly rear garden, well landscaped with large area laid to lawn incorporating gravelled pathways and raised flower beds with a mixture of planting. Further screened area to the rear of the plot laid to raised vegetable patches and large garden shed, BBQ area with covered aluminium pergola and large area of sandstone patio leading from the sun room, Breeze House with canvas panels, lights and heating perfect to enjoy your G&T. The property can be accessed to both sides via a pedestrian and double vehicular access gates.

