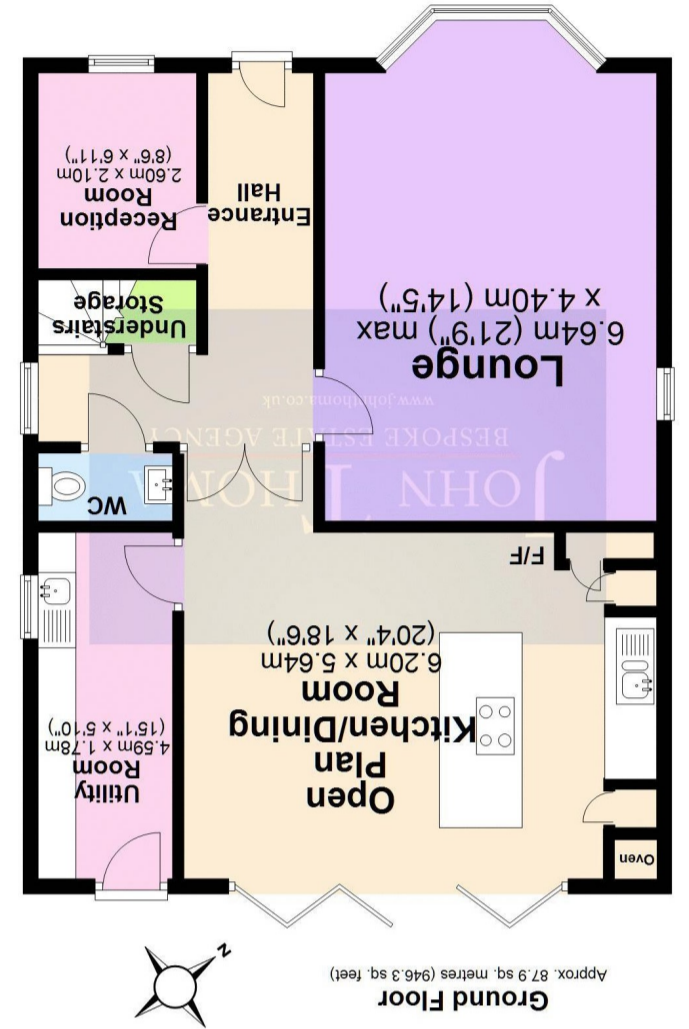
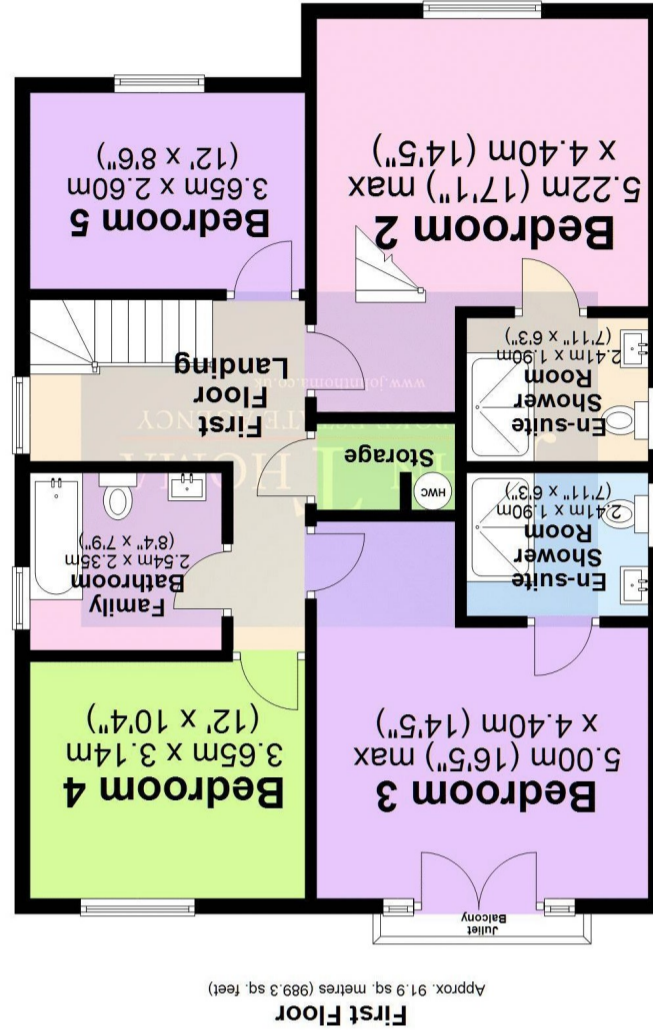
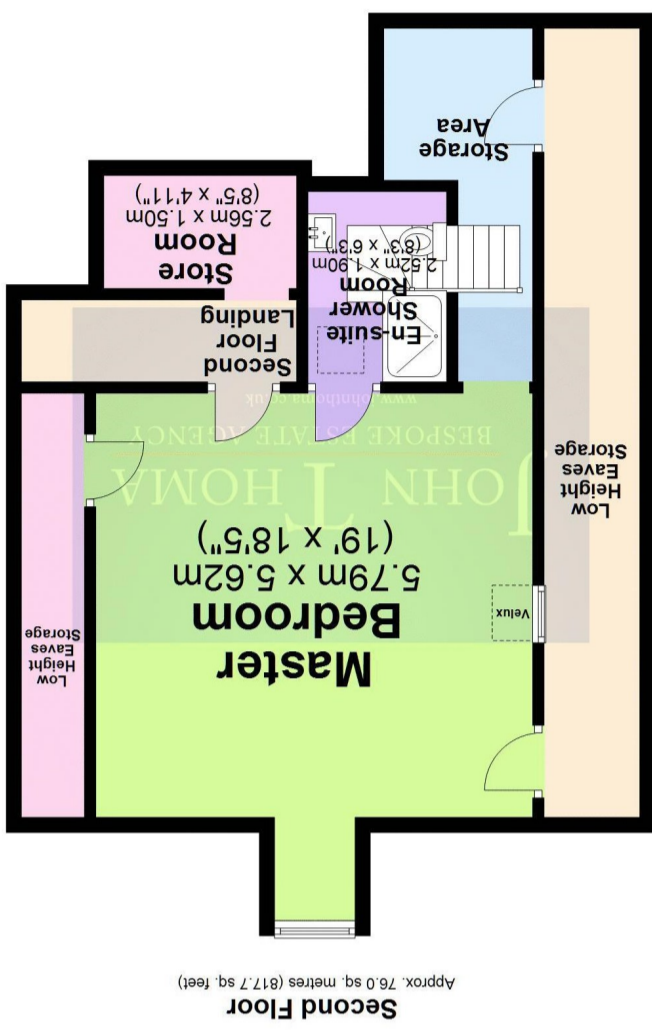


Agent Note: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and where the property has been extended/converted, planning/building regulation consent. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Total area: approx. 255.8 sq. metres (2753.3 sq. feet)





On entering the property the hallway is of a good size with a modern guest cloakroom and a storage cupboard.

The spacious lounge measures 21' 9" x 14' 5" with a large bay window to the front aspect of the property.

The study-reception room measures 8' 6" x 6' 11" and has a window to the front aspect of the property.

The open plan modern bespoke fitted kitchen-dining room measures 20' 4" x 18' 6" with a stunning kitchen that has been beautifully designed with good quality integrated appliances. There is an island with a breakfast bar, a hob with a built-in extractor, a drinks cooler fridge, two ovens with grills, a microwave oven, dishwasher and a fridge freezer. There are full width bi-folding doors onto the private south facing rear garden large paved patio.

There is a separate a fitted utility-boot room providing additional storage and a door to the rear garden.

On the first floor there is a window to the side aspect of the property and a storage-airing cupboard.

Bedroom two measures 17' 1" x 14' 5" with a window to the front aspect of the property and a modern beautifully finished en-suite shower room.

Bedroom three measures 16' 5" x 14' 5" with French doors to a Juliet balcony looking onto the rear garden aspect and has a stunning en-suite shower room.

Bedroom four measures 12' x 10' 4" with a window to the rear garden aspect of the property.

Bedroom five measures 12' x 8' 6" with a window to the front aspect of the property.

The modern family bathroom is of a good size and is finished to a high standard.

On the second floor the master bedroom measures 19' x 18' 5" with a balcony to the rear garden aspect with panoramic views. There is excellent storage with a store room and additional eaves storage space.

There is also a modern en-suite shower room to the master bedroom.

Externally there is a large private south facing rear garden measuring approximately 100' with a paved patio and mainly laid to lawn.

To the front of the property, there is a spacious paved driveway with excellent parking for numerous cars and side access to the rear garden.

*** Some of the internal images are computer-generated and are intended to provide an impression of the potential layout ***

