



- A very good size four bedroom detached family home
- Bay fronted lounge with gas fire and family dining room
- Fitted kitchen with fitted appliances and gas cooking range
- Playroom / study with doors onto garden, large conservatory
- Four bedrooms, fully tiled ensuite shower, family bathroom
- Private drive, EV charging point, garage and fully enclosed garden



"A good size detached family home located in one of the most popular residential locations which is situated on the edge of town and being close to open countryside".

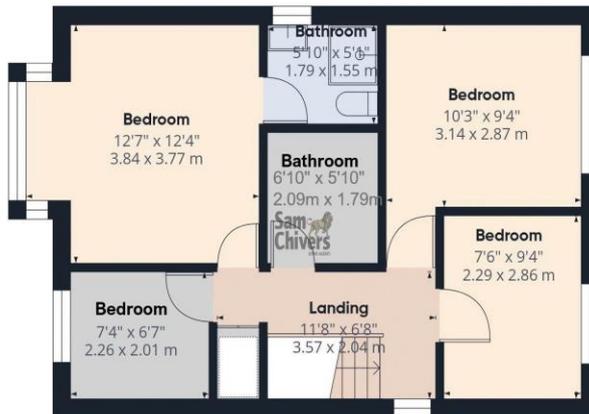
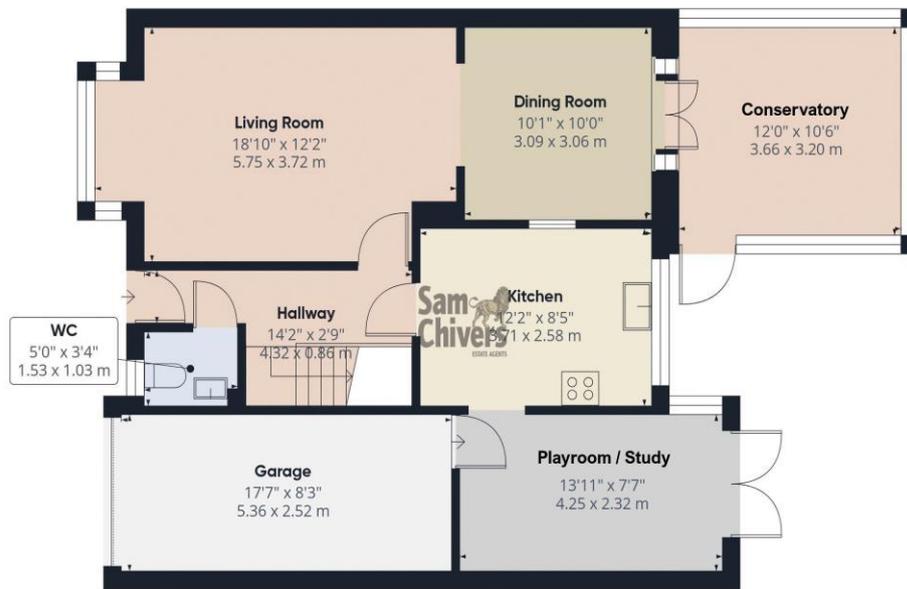
The accommodation comprises an entrance hallway with handy cloakroom. Lounge to front which has a bay window and gas fire with feature regency style surround. Dining room with ample space for a six-seat table and doors into a large conservatory overlooking garden. Attractive fitted kitchen with integrated appliances and "Rangemaster" gas cooking range with extractor over, doorway into a light and airy playroom and or study with direct access to the garage and french doors onto the rear garden. On the first floor are four bedrooms, the main bedroom has fitted wardrobes and a fully tiled ensuite shower room. Family bathroom with shower over bath. Gas central heating and double glazing.

Outside to front is an extensive private drive leading to the side garage which has an electrically operated door, level lawn front garden. Gated access to the side of the house leads into a secure and fully enclosed garden arranged as patio and lawn with flower borders. The garage has power and lighting.

Agents Note (there is potential to extend over the garage subject to necessary permissions being granted). The property is situated perfectly for access to countryside ideal for rural walks, there is a children's adventure play park just a few minutes level walk, which is currently being replaced. It is approx. 15-minute level walk to the town centre.

**Tenure:** Freehold. **Council Tax Band:** E.





Approximate total area<sup>(1)</sup>  
1377 ft<sup>2</sup>  
128.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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