





\*\*\*\* BEAUTIFULLY PRESENTED  
FAMILY HOME WITH A SOUTH  
WESTERLY FACING GARDEN \*\*\*\*

Well proportioned  
accommodation offering a hall  
with guest cloakroom, dual  
aspect lounge with doors onto  
the garden. Fitted dining  
kitchen and a utility area. Four  
double bedrooms, master with  
wardrobes and an en suite  
shower room, family bathroom  
with bath and a double shower.  
Enclosed garden, drive and a  
single garage. INTERNAL  
VIEWING HIGHLY  
RECOMMENDED.



## HALL

Entrance through a Composite door into the hall with stairs to the first floor, under stairs storage cupboard, radiator and doors to-

## CLOAKROOM

Low flush wc, wash hand basin and radiator.

## SPACIOUS LOUNGE

Upvc double glazed windows, two radiators and upvc double glazed double doors onto the garden.

## KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a breakfast bar. Sink and drainer unit, fitted electric double oven and induction hob with extractor. Integrated fridge freezer and a dishwasher. Two radiators and upvc double glazed windows to the front, rear and side elevations.

## UTILITY AREA

Fitted cupboards, plumbing and space for washing machine, space for a tumble dryer, radiator and door to the garden.

## FIRST FLOOR LANDING

Loft access and doors to -

## BEDROOM

Wardrobes, radiator and upvc double glazed window.



## EN SUITE

Double shower, wash hand basin, low flush, ladder style radiator and upvc double glazed window.

## BEDROOM

Upvc double glazed window and radiator.







### BEDROOM

Upvc double glazed window and radiator.

### BEDROOM

Upvc double glazed window and radiator.

### BATHROOM

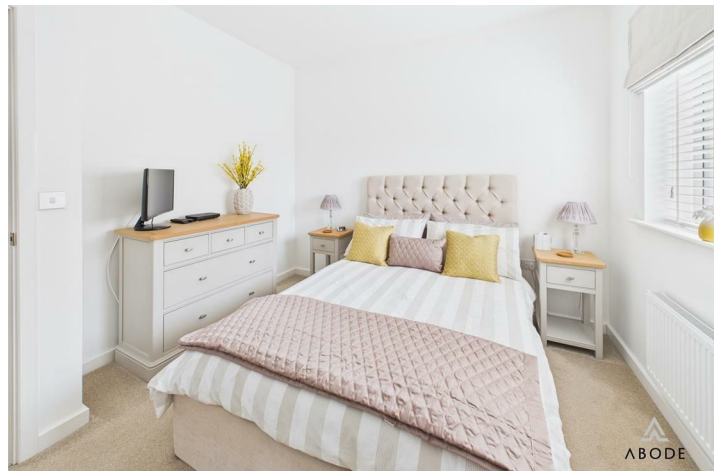
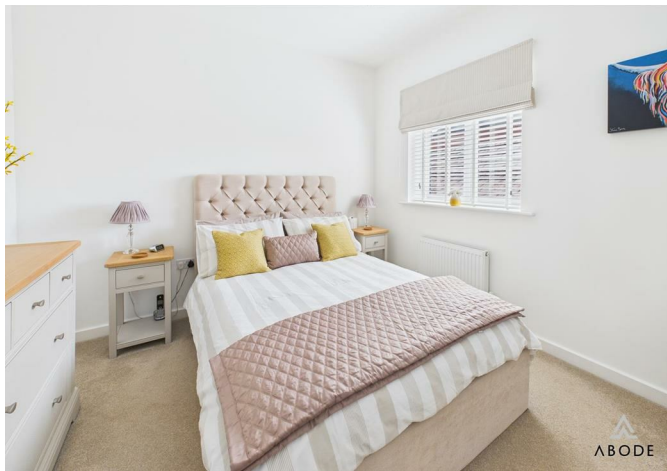
Double shower, panel enclosed bath, wash hand basin, low flush wc, ladder style radiator and upvc double glazed window.

### OUTSIDE

Long side drive down to a single garage to one side of the property and a lawned area the other side of the property.

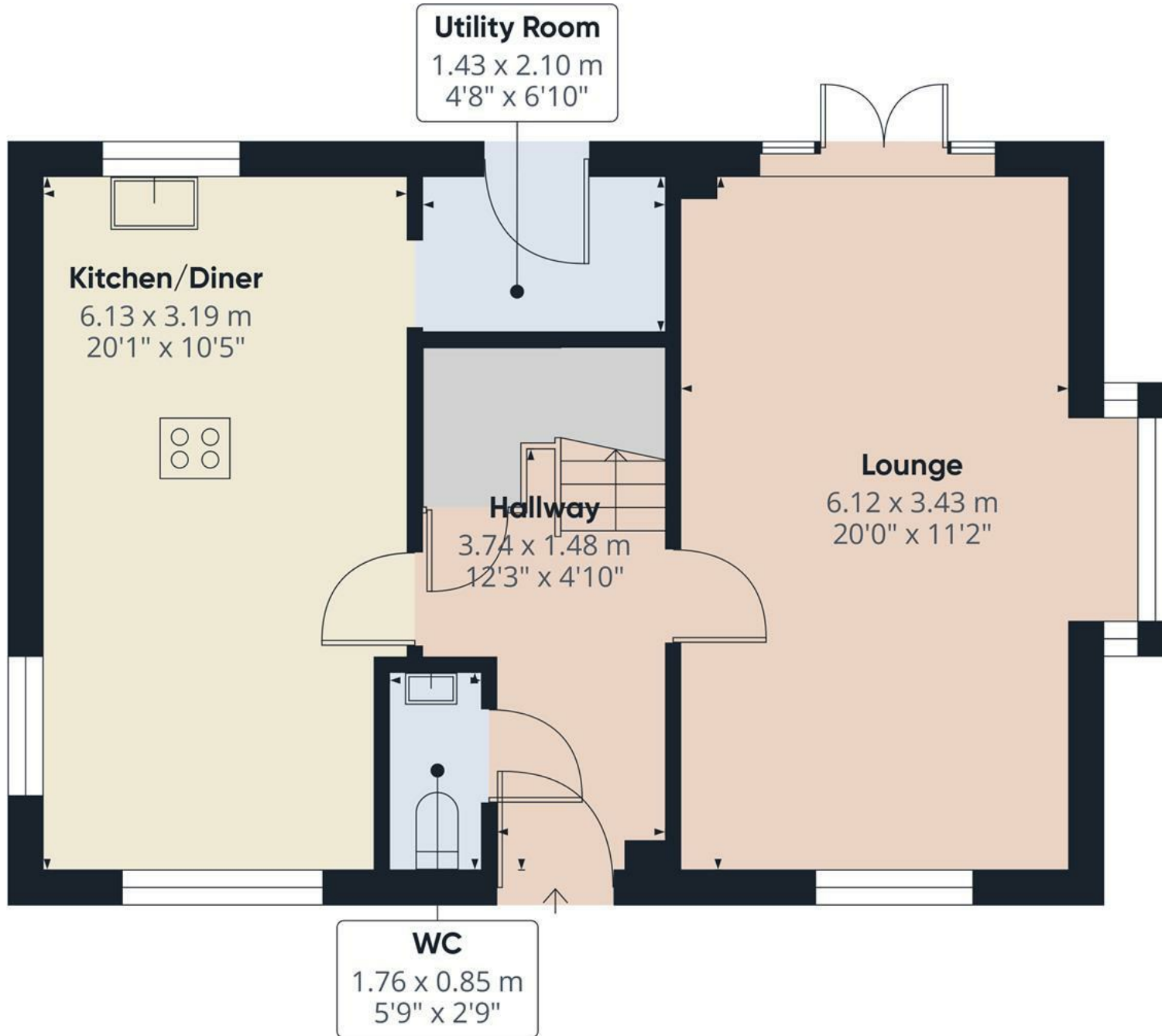
Enclosed south west facing rear garden with patio area, lawn with shrubs and borders, space to the rear of the garage.











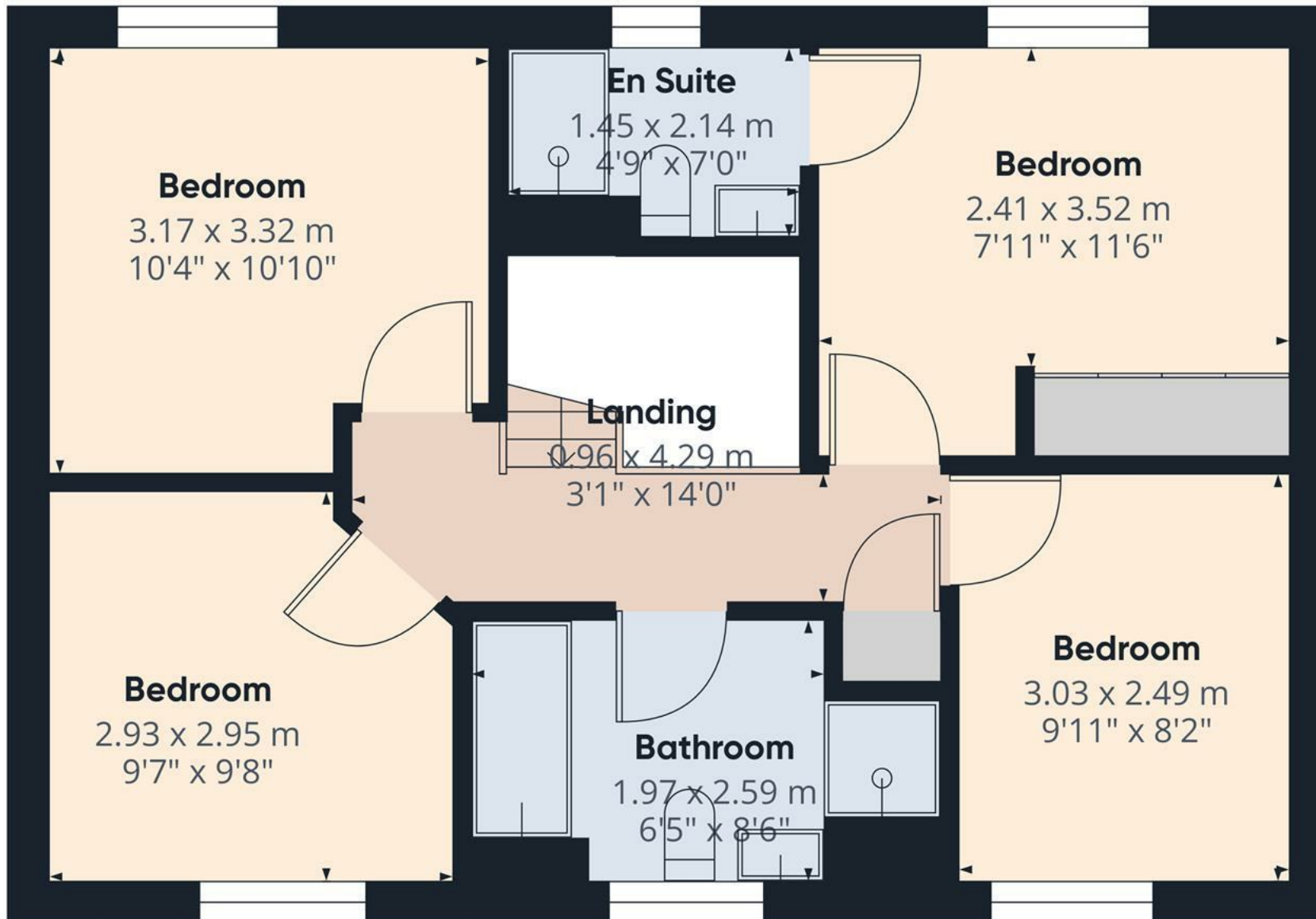
Approximate total area<sup>(1)</sup>  
56.2 m<sup>2</sup>  
605 ft<sup>2</sup>

(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.

GIRAFFE360

Floor 0



Approximate total area<sup>(1)</sup>

49.5 m<sup>2</sup>  
532 ft<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.

GIRAFFE360

Floor 1

