





FANTASTIC EXTENDED FIVE BEDROOM DETACHED HOME POSITIONED ON OLDFIELD LANE, OFFERING EXCELLENT FAMILY ACCOMMODATION. This lovely home has been extended and much improved to create a move in ready house for all purchasers. The property is located in the centre of a great garden plot and benefits from two driveways to either side of the dwelling. Immaculately presented this stunning home briefly comprises of entrance hallway, WC, lounge/dining room, kitchen, utility room, dining room, stairs to the first floor landing, bedroom with en-suite shower room, four further spacious bedrooms, family bathroom with freestanding feature bath, front garden and large lawned rear garden. **IF YOU ARE LOOKING FOR WONDERFUL FAMILY SPACE THEN THIS IS THE ONE.**



ENTRANCE HALL

15' 8" x 3' 8" (4.79m x 1.14m) The property is accessed via the side facing double glazed frosted door to the entrance hallway, door to the WC, radiator, picture rail, laminate flooring and storage cupboard beneath the stairs.

WC

3' 2" x 5' 2" (0.97m x 1.59m) Benefitting from a low flush WC, wash hand basin, laminate flooring, radiator, partially tiled walls and an extractor fan.

LOUNGE/DINER

24' 5" x 11' 1" (7.45m x 3.38m) Absolutely fantastic reception room with great space for both living/dining, two front facing double glazed bow windows, two radiators, laminate flooring, decorative feature fireplace and space for an electric fire.

KITCHEN

9' 4" x 13' 1" (2.87m x 3.99m) Beautiful kitchen with a range of modern fitted cabinetry at base level, work surfaces with high matching splash backs, incorporating a single and half bowl sink with drainer, four ring induction hob with extractor hood above, electric single oven, breakfast bar, spotlights, radiator, rear facing double glazed window, rear facing double glazed frosted door, open access to the dining room/lounge and to the utility room.

UTILITY ROOM

9' 7" x 7' 10" (2.94m x 2.40m) Additional utility space with side facing double glazed window, storage cupboard beneath the stairs, space for a fridge/freezer, space for a tumble dryer, radiator, tiled flooring and door to the hallway.



DINING ROOM/SITTING ROOM

15' 0" x 13' 1" (4.58m x 4.00m) Further reception room with views over the rear garden via the rear facing double glazed French doors to the patio, rear facing double glazed window, radiator and tiled flooring.

STAIRS

Leading from the entrance hallway to the first floor landing.







LANDING

8' 10" x 9' 5" (2.71m x 2.89m) Providing access to all bedrooms/bathroom, rear facing double glazed window, picture rail and loft access point.

BEDROOM

11' 1" x 13' 6" (3.40m x 4.12m) Fabulous double bedroom with front facing double glazed window, radiator and picture rail.

BEDROOM

11' 3" x 11' 2" (3.44m x 3.41m) Another great double bedroom at the front of the house with front facing double glazed window, radiator and picture rail.

BEDROOM/DRESSING ROOM

9' 8" x 9' 5" (2.95m x 2.89m) Currently utilised as a dressing room/wardrobe space with side facing double glazed window, laminate flooring, radiator and picture rail.

BEDROOM

11' 5" x 9' 9" (3.48m x 2.98m) Overlooking the rear garden via the rear facing double glazed window, door to the en-suite shower room, radiator and laminate flooring.

ENSUITE

11' 5" x 9' 9" (3.48m x 2.98m) The shower room comprises of low flush WC, wash hand basin within a vanity unit, walk-in shower area with tiled walls, tiled flooring, spotlights and extractor fan.

BEDROOM

10' 0" x 9' 9" (3.07m x 2.98m) Further bedroom at the rear of the house with walk-in wardrobe, rear facing double glazed window, radiator and laminate flooring.

BATHROOM

5' 9" x 9' 3" (1.76m x 2.83m) Superb bathroom with freestanding bath, central chrome taps with shower attachment, half tiled walls, tiled flooring, radiator, low flush WC, wash hand basin and side facing double glazed frosted window.

FRONT GARDEN/DRIVEWAY

Gated access to two separate driveways, fence enclosure, further double gates to both sides of the property leading to more off street parking to the side of the house, central lawned garden and mature bush.

REAR GARDEN

Paved patio space with pergola above, large lawned area with shrub beds and outdoor lighting.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: C

HEATING SYSTEM: GAS FIRED CENTRAL

HEATING SYSTEM

INSTALLATION DATE: 2018

LAST SERVICE: 2024

SERVICES: MAINS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		