





STUNNING OPEN FIELD VIEWS FROM THIS DELIGHTFUL FOUR BEDROOM DETACHED HOME IN A PLEASANT QUIET CUL DE SAC. If you are looking for peace and tranquility then this is the location for you and will wow all purchasers with the beautiful views to the rear of the house. A lovely family home that has been fabulously presented to provide a move in ready home with four spacious bedrooms and excellent living space. The property briefly comprises of entrance hallway, lounge, dining room, kitchen/breakfast room, utility room, WC, stairs to the first floor landing, master bedroom with en-suite shower room, three further lovely bedrooms, modern shower room, front garden, driveway, garage and enclosed rear garden. THE VIEW WILL SELL IT ALONE.

ENTRANCE HALL

4' 0" x 4' 5" (1.23m x 1.37m) The property is accessed via the front facing double glazed frosted door to the entrance hallway, door to the lounge, stairs to the first floor, radiator, coving and a telephone point.

LOUNGE

13' 4" x 13' 4" (4.07m x 4.07m) Wonderful bright reception space with open arch to the dining area at the rear, front facing double glazed bay window, coving, radiator, storage cupboard beneath the stairs and a television point.

DINING ROOM

7' 11" x 9' 1" (2.42m x 2.79m) Further reception room currently utilised as a dining room with rear facing double glazed French doors to the garden, radiator and coving.

KITCHEN/BREAKFAST ROOM

12' 0" x 9' 0" (3.66m x 2.76m) Fabulous kitchen/breakfast space with a range of modern fitted cabinetry, work surfaces incorporating a single and half bowl sink with drainer, four ring electric hob with extractor fan above, single electric oven, integrated fridge/freezer, integrated slimline dishwasher, storage breakfast bar, radiator, spotlights, rear facing double glazed window and door to the utility room.

UTILITY ROOM

4' 9" x 4' 10" (1.46m x 1.49m) Additional useful utility space with work surface above the plumbing for a washing machine, space for a tumble dryer, eye level storage cabinets, radiator, spotlights, door to the WC and rear facing double glazed frosted door to the garden.

WC

4' 9" x 3' 10" (1.46m x 1.17m) Beautifully presented WC with low flush WC, wash hand basin within a vanity unit,



tiled walls, tiled flooring, radiator and side facing double glazed frosted window.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

10' 0" x 4' 8" (3.05m x 1.44m) Providing access to all bedrooms/shower room and a loft access point.







BEDROOM

10' 4" x 11' 4" (3.16m x 3.47m) Wonderful double bedroom with door to the en-suite shower room, fitted wardrobes/drawers, radiator, front facing double glazed window and storage cupboard above the stairs.

ENSUITE

5' 8" x 5' 2" (1.73m x 1.58m) Superb shower room with corner shower cubicle, dual shower head, tiled flooring, tiled walls, radiator, low flush WC, wash hand basin within a vanity unit, mirrored cabinet, extractor fan and front facing double glazed frosted window.



BEDROOM

8' 8" x 13' 11" (2.66m x 4.26m) Further spacious double bedroom with dual aspect via two double glazed windows to the front/side and a radiator.

BEDROOM

9' 4" x 11' 2" (2.86m x 3.41m) Superb views in this bedroom from the rear facing double glazed window and a radiator.

BEDROOM

8' 8" x 8' 8" (2.65m max x 2.65m max) The fourth bedroom also benefits from delightful views through the rear facing double glazed window, this single bedroom also benefits from a radiator.



SHOWER ROOM

6' 9" x 6' 1" (2.06m x 1.87m) Amazing shower room with LED mirror, walk-in shower with glass divide, dual shower head, tiled flooring, tiled walls, heated towel radiator, low flush WC, wash hand basin within a vanity unit, extractor fan and rear facing double glazed frosted window.

FRONT GARDEN/DRIVEWAY

Open shared access to the driveway providing off street parking in front of the house, small lawned garden with mature tree and side access to the rear garden via a gate.

INTEGRAL GARAGE

8' 5" x 17' 10" (2.58m x 5.46m) Single integral garage with power points and lighting.

REAR GARDEN

Fence/hedge enclosed rear garden with superb field views, central lawn, mature bushes/trees, paved patio and external water tap.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: D

HEATING SYSTEM: GAS FIRED CENTRAL HEATING

INSTALLATION DATE: NOVEMBER 2022

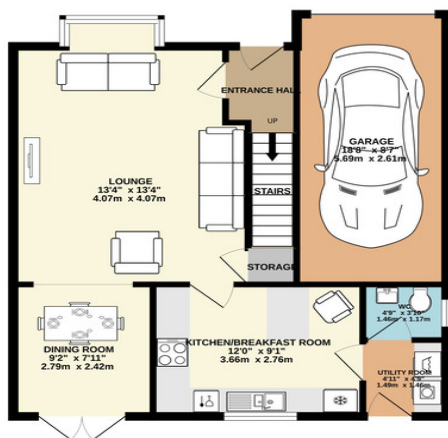
LAST SERVICE: MARCH 2026

SERVICES: MAINS

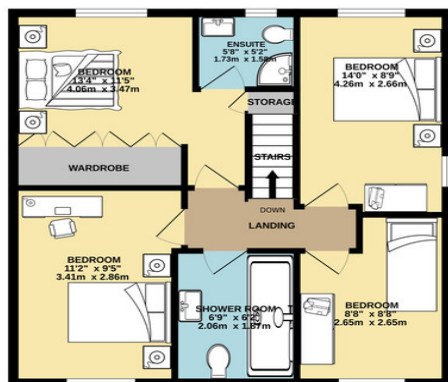
WINDOWS/DOORS: REPLACED 2013

PARTIAL SHARED DRIVEWAY ACCESS WITH NEXT DOOR

GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 1294 sq.ft. (120.2 sq.m.) approx.

Whilst 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

