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Plan produced using PlanUp.



MISREPRESENTATION ACT 1967.

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This attractive **FOUR BEDROOM** detached home offers spacious, immaculately presented accommodation comprising an entrance hall, **NEWLY FITTED KITCHEN** with integrated appliances, living room ground floor WC, **FOUR DOUBLE BEDROOMS**, en-suite, and a family bathroom. Externally, the property features a block-paved **DRIVEWAY** providing ample off-road parking, an integral **GARAGE**, and an enclosed rear garden with a patio and steps leading down to a lawn.

This attractive FOUR BEDROOM detached home offers spacious, immaculately presented accommodation comprising an entrance hall, NEWLY FITTED KITCHEN with integrated appliances, living room ground floor WC, FOUR DOUBLE BEDROOMS, en-suite, and a family bathroom. Externally, the property features a block-paved DRIVEWAY providing ample off-road parking, an integral GARAGE, and an enclosed rear garden with a patio and steps leading down to a lawn.

HALLWAY

Composite door, radiator, wood effect flooring, and stairs to the first floor.

LIVING ROOM

13'4 x 10'1 (4.06m x 3.07m)
uPVC double glazed window and a radiator.



KITCHEN

8'4 x 24'3 (2.54m x 7.39m)
uPVC double glazed double doors and a double glazed window, fitted wall and base shaker-style units with a wood effect worktop, four-ring electric hob with an extractor fan over, stainless steel 1.5 bowl sink and drainer with a mixer tap, integrated fridge freezer, dishwasher, and washing machine, radiator, and wood effect flooring.



WC

2'11 x 5'4 (0.89m x 1.63m)
WC with a push flush, pedestal wash basin with a mixer tap, radiator, and tiled flooring.

LANDING

6'2 x 13'1 (1.88m x 3.99m)
uPVC double glazed window, built-in cupboard, and loft access.

BEDROOM ONE

16'6 x 10'10 (5.03m x 3.30m)
uPVC double glazed window and a radiator.



EN SUITE

7'4 x 5'7 (2.24m x 1.70m)
uPVC double glazed window, enclosed shower cubicle with a sliding door and a wall-mounted shower fitting, WC with a push flush, pedestal wash basin with a mixer tap, radiator, and tile effect flooring.



BEDROOM TWO

11'11 x 9 (3.63m x 2.74m)
uPVC double glazed window and a radiator.



BEDROOM THREE

8'11 x 9'9 (2.72m x 2.97m)
uPVC double glazed window and a radiator.



BEDROOM FOUR

26'2"19'8" x 26'2"19'8" (8'6 x 8'6)
Bedroom Four
uPVC double glazed window and a radiator.



BATHROOM

8'6 x 6'2 (2.59m x 1.88m)
uPVC double glazed window, bath with a wall-mounted electric shower, pedestal wash basin with a mixer tap, WC with a push flush, radiator, part-tiled walls, and tile effect flooring.



INTEGRAL GARAGE

11'6 x 9'8 & 8'2 x 9'8 (3.51m x 2.95m & 2.49m x 2.95m)
Currently split into two parts via a partition wall with an up and over garage door and light and power.

EXTERIOR

To the front of the property is a block-paved driveway providing ample off-road parking. To the rear is an enclosed garden featuring a patio with steps leading down to a lawn.



NOTES

Tenure: Freehold
Council Tax Band: E
EPC Rating: B