





\*\*\*\* IMPRESSIVE FOUR BEDROOM THREE BATHROOM HOME WITH SOLAR PANELS and 10KW storage batteries \*\*\*\* In an elevated position on the popular Chapel Lane sits this extended detached property offering plenty of flexible space. Benefiting from a HIVE controlled gas heating system and upvc double glazed windows, a garage with electric door and a carport with EV charger. In brief the property offers a hall, sitting room, lounge diner, fitted kitchen and a garden room. The ground floor also offers a study, two double bedrooms and two shower rooms. The first floor offers two bedrooms and a shower room. Outside the property there is ample parking and turning space, secure electric double gates and a well manicured south facing rear garden.



## HALL

Entrance door into the hall with a radiator and doors to -

## LOUNGE/DINER

Feature fireplace with gas fire, two radiators, patio doors into the garden room, door to the sitting room and kitchen.

## SITTING ROOM

Feature log effect gas fire with surround, two radiators, upvc double glazed window and patio doors into the garden room.

## GARDEN ROOM

Upvc double glazed windows, electric under floor heating, insulated roof and doors in to the garden and a door into the kitchen.

## KITCHEN

Fitted oak wall mounted, base and drawer units with granite work surfaces and a double sink unit. Space for a range style cooker with a fitted extractor hood, integrated dishwasher, space for a fridge freezer, electric under floor heating and upvc double glazed window. Doors to the lounge diner and a shower room.

## UTILTY CUPBOARD

Double cupboard with space and plumbing for washing machine, room for a tumble dryer and a storage cupboard.

## SHOWER ROOM

Corner shower, wash hand basin, low flush wc, heated towel rail and upvc double glazed window.



## STUDY

Stairs to the first floor, under stairs storage cupboard, radiator and upvc double glazed window.

## BEDROOM 1

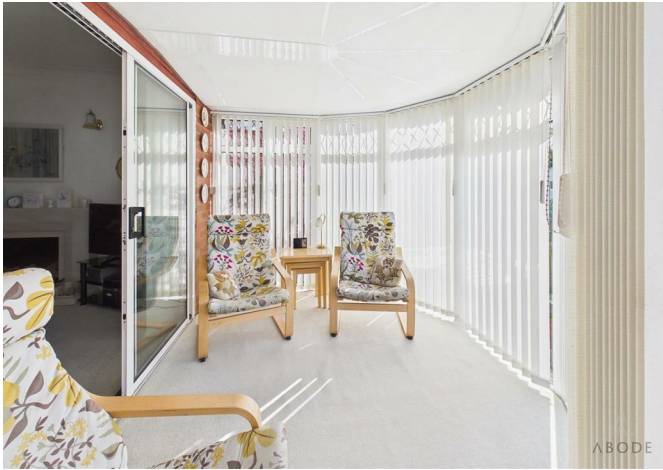
Fitted wardrobes, cupboards and drawers, radiator and upvc double glazed window.

## BEDROOM 2

Upvc double glazed window and radiator.







### SHOWER ROOM

Fitted cupboards with built in sink, low flush wc, shower, heated towel rail and upvc double glazed window.

### FIRST FLOOR LANDING

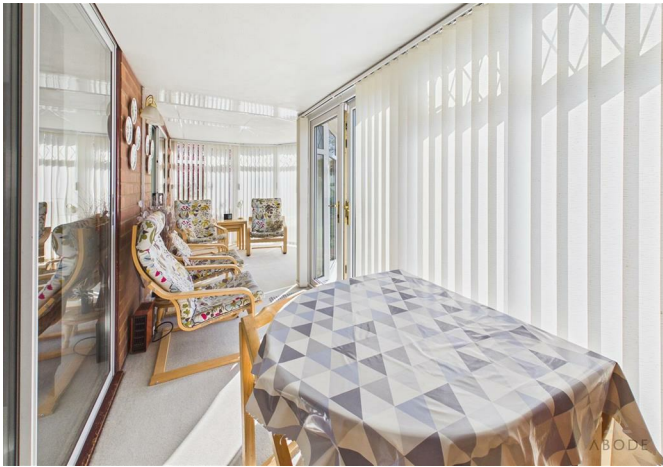
Doors to -

### BEDROOM 3

Wardrobe, airing cupboard housing the A rated Worcester Bosch gas boiler and large capacity pressurised hot water storage cylinder, radiator and upvc double glazed window.

### BEDROOM 4

Fitted wardrobes, cupboards and drawers, upvc double glazed window and a radiator.



### SHOWER ROOM

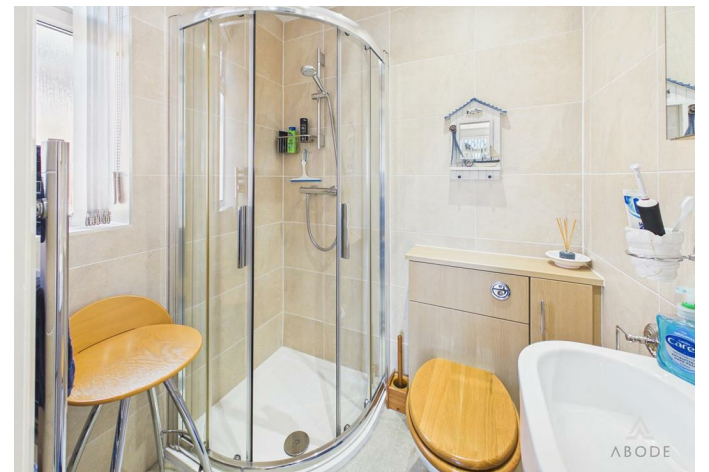
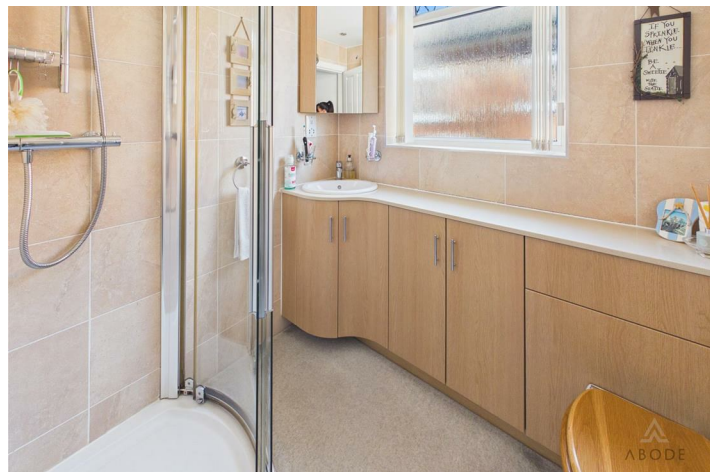
Fitted cupboards with built in sink, low flush wc, wash hand basin, shower, heated towel rail and sky light window.

### OUTSIDE

From block paved drive, side drive with electric double gates shared with next door up to another private parking area, single garage with electric door, power and light and a carport with EV charging point,

There is a well established garden with a lawn, well stocked borders, paved patio, green house and a pond. There is a further garden area/vegetable garden near the carport with a garden shed. Outside tap and double power points.

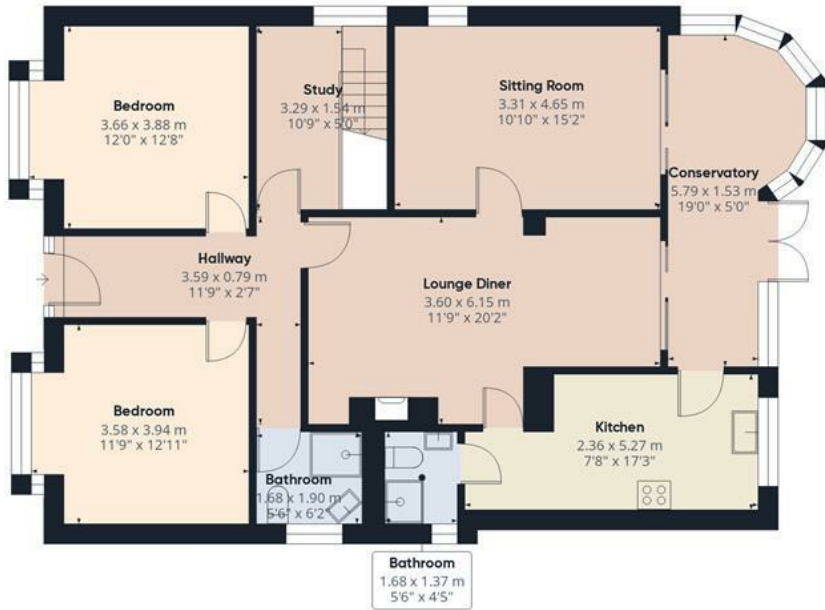




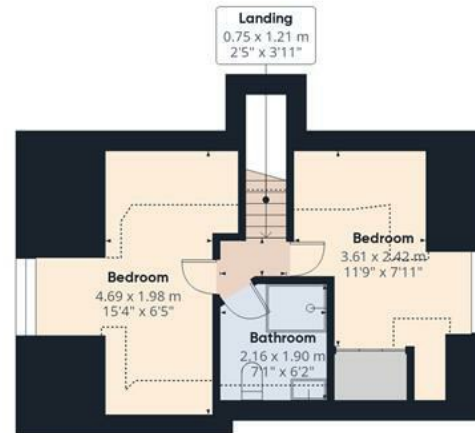








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



**Approximate total area<sup>m</sup>**

151.3 m<sup>2</sup>

1628 ft<sup>2</sup>

**Reduced headroom**

9.3 m<sup>2</sup>

100 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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

**GIRAFFE360**

