

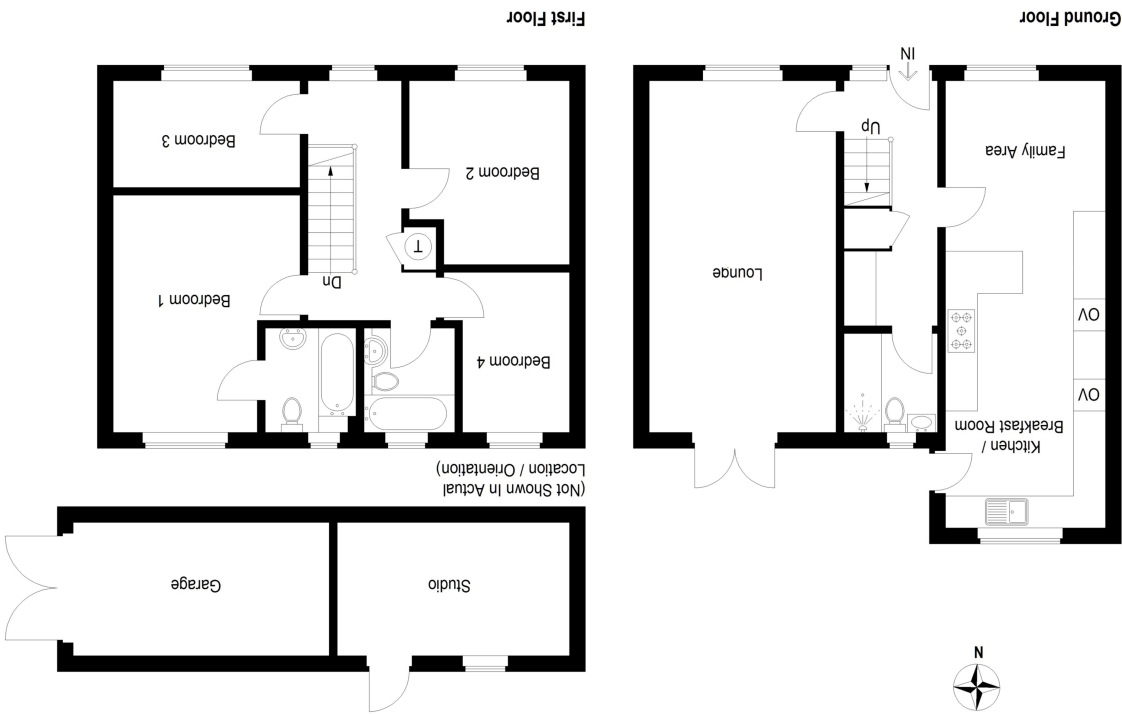


Country	Current	Previous
	Very energy efficient - lower running costs Not energy efficient - higher running costs	

**Peter & Lane**  
PARTNERS  
—EST 1990—

Housepix Ltd

Approximate Gross Internal Area = 118.9 sq m / 1280 sq ft  
 Outbuilding = 23.8 sq m / 256 sq ft  
 Total = 142.7 sq m / 1536 sq ft





- Stunning Re-Furbished Home
- Re-Fitted 27' Kitchen/Family Room
- Beautifully Presented Throughout
- Tandem Garaging And Private Driveway
- Desirable Village Position

- Four Bedrooms
- Re-Fitted En Suite And Family Bathroom
- Mature And Private Gardens
- Private End Of Cul De Sac Position

**Composite Stained Glass Panel Front Door To**

**Reception Hall**

17' 10" x 6' 0" (5.44m x 1.83m)

Stairs to first floor, radiator, recessed lighting, large understairs storage cupboard with lighting and shelving, LVT flooring.

**Cloakroom**

Fitted with low level WC, wall mounted wash hand basin with mixer tap and tiling, UPVC window to rear aspect, cloaks cupboard with hanging, storage, lighting and shelving, LVT flooring.

**Kitchen/Breakfast Room**

27' 5" x 10' 2" (8.36m x 3.10m)

An impressively scaled , light open plan double aspect space with UPVC windows to front and rear aspects, door to rear aspect, contemporary radiator, recessed lighting, TV point, telephone point, re-fitted in a range of contemporary base and wall mounted cabinets with complementing work surfaces and up-stands, central dividing peninsular unit incorporating four stool breakfast bar, extensive drawer units, pan drawers, concealed gas fired central heating boiler serving hot water system and radiators, skirting level convector heater, a selection of integrated appliances incorporating double electric ovens, integral microwave, integral automatic dishwasher and washing machine, single drainer stainless steel sink unit with directional mixer tap, under unit lighting, five ring gas hob with suspended stainless steel extractor fitted above, sliding shelved spice racks, LVT flooring.

**Living Room**

21' 8" x 11' 5" (6.60m x 3.48m)

A light ,double aspect room with UPVC window to front aspect and French doors to decked terrace, TV point, telephone point, recessed lighting, porcelain flooring with underfloor heating.

**First Floor Galleried Landing**

14' 11" x 7' 10" (4.55m x 2.39m)

UPVC window to front aspect, single panel radiator, access to insulated loft space, airing cupboard housing hot water cylinder and shelving.

**Principal Bedroom**

14' 8" x 11' 2" (4.47m x 3.40m)

UPVC window to garden aspect, single panel radiator, exposed timber floor boards, inner access to

**En Suite Bathroom**

6' 3" x 5' 10" (1.91m x 1.78m)

Re-fitted in a three piece quality white suite comprising low level WC, panel bath with mixer tap, pedestal wash hand basin with mono bloc mixer tap, heated towel rail, extensive tiling, UPVC window to rear aspect, LVT flooring.

**Bedroom 2**

11' 9" x 9' 10" (3.58m x 3.00m)

Double panel radiator, UPVC window to front aspect, exposed timber floor boards, fully re-decorated.

**Bedroom 3**

11' 7" x 6' 10" (3.53m x 2.08m)

Exposed timber floor boards, single panel radiator, UPVC window to front aspect.

**Bedroom 4**

9' 6" x 7' 9" (2.90m x 2.36m)

Exposed timber floor boards, UPVC window to rear aspect, single panel radiator.

**Family Bathroom**

6' 7" x 5' 7" (2.01m x 1.70m)

Re-fitted in a quality three piece suite comprising low level WC with concealed cistern, vanity wash hand basin with mono bloc mixer tap and cabinet storage, tiled surrounds, panel bath with folding shower screen with mixer tap and independent shower unit fitted over, UPVC window to garden aspect, chrome heated towel rail, extensive ceramic tiling, LVT flooring.

**Outside**

To the front there is an extensive lawned frontage with a selection of ornamental trees. Parking provision is for one to two vehicles accessing the tandem **Garaging**. The rear garden is pleasantly arranged measuring approximately 45' 11" x 39' 4" (14.00m x 11.99m) with an extensive raised decked seating area, areas of paving, outside tap and lighting, shaped lawns, stocked with a selection of ornamental shrubs and evergreens, a selection of ornamental trees, small shed, gated access to the front and enclosed by a combination of panel fencing and high conifer screening offering a good degree of privacy.

**Tandem Garage**

15' 5" x 8' 2" (4.70m x 2.49m)

The garage is sub-divided to create two defined spaces with exposed internal brickwork, vaulted ceiling with exposed timberwork, independent electric heater, doors and windows to garden aspect, composite flooring.

The additional space measures 17' 11" x 8' 2" (5.46m x 2.51m) with double timber doors to the front, eaves storage space, power and lighting.

**Tenure**

Freehold

Council Tax Band - E

