

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.





ENTRANCE

Via a UPVC composite double glazed security entrance door into entrance hall.

ENTRANCE HALL

17' 7" x 6' 8" (5.36m x 2.03m) Smooth plastered ceiling with two ceiling light points and ceiling mains wired smoke alarm. Built in shoe/cloaks cupboard. Wall mounted Hive central heating thermostat, wall mounted security alarm panel. Wall mounted panelled radiator inset to ornate radiator cover. Contemporary wood grain effect tiled flooring throughout. Underfloor heating throughout.

GROUND FLOOR WC

5' 7" x 3' 6" (1.70m x 1.07m) Smooth plastered ceiling with inset spotlight/extractor combination. Suite comprises of a concealed cistern push flush WC, wash basin inset to vanity storage unit with mixer tap. Ceramic tiled walls at half height. Continuation of tiled flooring from hallway.

GROUND FLOOR BEDROOM FIVE

12' 1" x 9' 10" (3.68m x 3.00m) UPVC Georgian style double glazed window to front aspect. Smooth plastered ceiling with inset spotlights. Wall mounted panelled radiator. Continuation of tiled flooring from hallway.

KITCHEN

19' 3" x 12' 10" (5.87m x 3.91m) Central kitchen area opening to living room. Smooth plastered ceiling with inset spotlighting. Kitchen comprises of a range of wall mounted and base level contemporary gloss kitchen cabinet units, with quartz worktop and quartz centred island with Faber induction hob/extractor. Space & plumbing for American style fridge/freezer. Stainless steel one and a half bowl sink unit with 'Quooker hot tap' installed. Bosch integral fan assisted oven x 2. Tiled flooring laid throughout, opening though to living room. Underfloor heating

LIVING ROOM

17' 5" x 11' 10" (5.31m x 3.61m) Bi-fold patio doors opening to garden. Smooth plastered ceiling with double glazed Atrium Orangery style skylight. Wall mounted panelled radiator. Air conditioning unit. Centred media wall with inset Electric flame effect fire. Tiled flooring laid throughout.

UTILITY ROOM

7' 2" x 5' 11" (2.18m x 1.80m) Smooth plastered ceiling with inset spotlight and ceiling vented extractor. Wall mounted and base level cabinet units with rolled edged worktops with space & plumbing for two under counter appliances. Wall mounted panelled radiator. Tiled flooring throughout. Built in understairs storage cupboard.

FIRST FLOOR LANDING

Via carpeted staircase. Smooth plastered ceiling with two ceiling light points. mains wired smoke alarm. Wall mounted panelled radiator inset to ornate radiator cover. Built in linen cupboard, separate boiler cupboard.

CINEMA ROOM

18' 0" x 12' 1" (5.49m x 3.68m) Two UPVC Georgian style windows to rear. Blackout electric blinds. Acoustic and sound proofing walls and flooring. Dolby Atmos surround sound system. Fibre optic star light ceiling.

BEDROOM FOUR

12' 2" narrowing to built in wardrobes 10' 0" x 9' 11". Smooth plastered ceiling with inset spotlighting. UPVC double glazed Georgian style window to front aspect. Wall mounted panelled radiator. Built in wardrobes. Wood laminate flooring. Door through to 'Jack n Jill' bathroom :

JACK AND JILL BATHROOM

6' 8" x 9' 10" narrows to 7'5". Obscure UPVC Georgian style double glazed window to front aspect. Smooth plastered ceiling with inset spotlighting and ceiling vented extractor. Suite comprises of a panelled bath with enlarged shower area, thermostatic mixer shower inset. Ceramic tiled walls. Chrome heated towel rail. Suspended wash basin with mixer tap. Concealed push button flush WC. Tiled flooring laid throughout.

SECOND FLOOR LANDING

Via carpeted staircase. Smooth plastered ceiling, access to loft. Ceiling light point and mains wired smoke alarm. Carpet laid throughout.

MASTER BEDROOM

12' 4" x 12' 0" (3.76m x 3.66m) plus door recess. Smooth plastered ceiling with inset spotlighting. Wall mounted air conditioning unit. UPVC double glazed Georgian style window to front. Wall mounted panelled radiator. Built in twin wardrobes. Wood laminate flooring laid throughout. Door through to ensuite bathroom :

ENSUITE BATHROOM

11' 2" into shower - narrows to 7' 7" x 6'6". Obscure UPVC double glazed Georgian style window to front. Smooth plastered ceiling with inset spotlighting. Four piece bathroom suite comprises of Whirlpool Spa Bath with wall mounted thermostatic mixer shower control. Concealed push button flush WC. Wash basin with mixer tap inset to vanity storage unit. Walk In shower cubicle with thermostatic mixer shower inset with rainfall shower head, and additional hand held hose. Chrome heated towel rail. Full ceramic tiled walls and flooring throughout.

BEDROOM TWO

13' 0" x 10' 7" (3.96m x 3.23m) UPVC double glazed Georgian style window to rear aspect. Smooth plastered coved ceiling. Wall mounted air conditioning unit. Wall mounted panelled radiator. Wood laminate flooring laid throughout. Door through to ensuite shower room :

ENSUITE SHOWER ROOM

8' 11" x 6' 6" (2.72m x 1.98m) into shower cubicle - narrows to 5'6" - then further narrows to 3'8". Smooth plastered ceiling with inset spotlighting with ceiling vented extractor. Suite comprises of a push button dual flush concealed system WC. Walk in shower cubicle via glass shower screen door. Thermostatic mixer shower inset. Pedestal wash basin with mixer tap. Ceramic tiled wall with majority at half height. Heated towel rail. Tile effect vinyl flooring throughout.

OUTBUILDING/GARDEN ROOM

12' 11" x 9' 5" (3.94m x 2.87m) Accessed via bi-fold double glazed doors. Smooth plastered ceiling with inset spotlighting. Pull down loft hatch into pitched roof. Door to additional storage area. Wood laminate flooring laid throughout.

LANDSCAPED REAR GARDEN

Commences with step down to porcelain feature patio with external electricity points and wall mounted light points. Raised shingled railway sleeper edged beds. Access to outbuilding/garden room.

