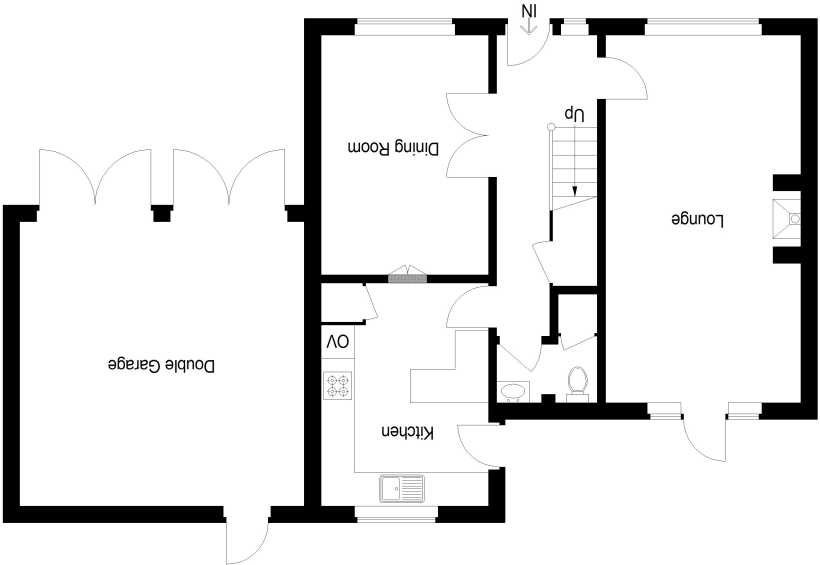


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1178926)

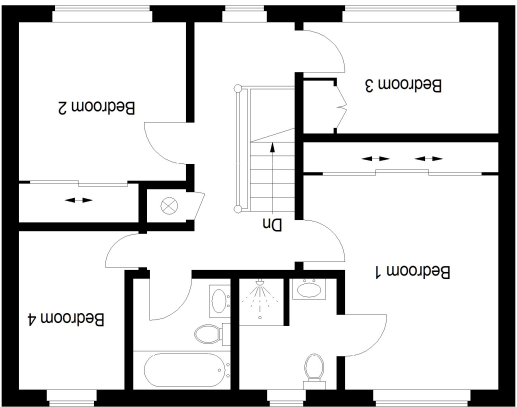
Housepix Ltd



Ground Floor



First Floor



Approximate Gross Internal Area = 119.6 sq m / 1287 sq ft  
Double Garage = 27.0 sq m / 291 sq ft  
Total = 146.6 sq m / 1578 sq ft





- Established Family Home
- En Suite To Principal Bedroom
- Third Of An Acre Gardens (stms)
- Excellent Re-Furbishment Opportunity
- No Forward Chain And Immediate Vacant Possession

- Four Bedrooms
- Two Reception Rooms
- Double Garaging And Ample Driveway
- Desirable Village Location

**Integral Storm Canopy Over**

Panel door with glazed side panel to

**Entrance Hall**

17' 9" x 5' 7" (5.41m x 1.70m)

Single panel radiator, understairs storage cupboard, stairs to first floor, central heating thermostat, coving to ceiling, glazed double doors access

**Dining Room**

14' 7" x 9' 8" (4.45m x 2.95m)

Window to front aspect, single panel radiator, coving to ceiling, serving hatch to **Kitchen**.

**Sitting Room**

22' 4" x 11' 6" (6.81m x 3.51m)

A light double aspect room with window to front aspect and glazed door to garden terrace, two single panel radiators, central fireplace recess with inset Living Flame coal effect gas fire and display recesses, TV point, telephone point, coving to ceiling.

**Cloakroom**

5' 11" x 5' 10" (1.80m x 1.78m)

Fitted in a two piece coloured suite comprising low level WC, pedestal wash hand basin with tiling, single panel radiator, window to rear aspect, shelved cloaks cupboard with hanging space.

**Kitchen/Breakfast Room**

13' 1" x 9' 8" (3.99m x 2.95m)

Glazed door and window to garden aspect, fitted in a range of base and wall mounted units with work surfaces and tiling, double drainer stainless steel sink unit, central peninsular unit incorporating breakfast bar, drawer units, appliance spaces, coving to ceiling, integral Neff electric oven and hob, cupboard housing Vaillant gas fired central heating boiler serving hot water system and radiators, vinyl floor covering.

**First Floor Galleried Landing**

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

**Bedroom**

12' 5" x 11' 7" (3.78m x 3.53m)

Picture window to rear aspect, single panel radiator, coving to ceiling, extensive wardrobe range with hanging and storage.

**En Suite Shower Room**

Fitted in a three piece suite comprising low level WC, pedestal wash hand basin with tiling, screened shower enclosure with independent remote Aqualisa shower unit fitted over, widow to rear aspect, radiator.

**Bedroom**

10' 0" x 9' 10" (3.05m x 3.00m)

Wardrobe range with hanging and storage, window to front aspect, single panel radiator.

**Bedroom**

11' 9" x 7' 2" (3.58m x 2.18m)

Window to front aspect, single panel radiator, wardrobe range with hanging and storage.

**Bedroom**

9' 10" x 7' 7" (3.00m x 2.31m)

Window to rear aspect, single panel radiator.

**Family Bathroom**

6' 8" x 5' 9" (2.03m x 1.75m)

Fitted in a three piece suite comprising low level WC, pedestal wash hand basin, panel bath single panel radiator, extensive tiling, window to rear aspect.

**Outside**

There is an extensive frontage giving provision for two large vehicles accessing the **Double Garage** measuring 16' 9" x 16' 5" (5.11m x 5.00m) with double timber doors, storage space, work surface space, shelving, wall cabinets, power, lighting and private door to the rear. There is an extensive lawned frontage with a selection of ornamental shrubs and outside lighting. The rear garden is pleasantly arranged with an extensive paved terrace enclosed by low retaining brick walls, outside lighting and tap. The overall plot extends to in excess of one third of an acre (stms), with an undulating lawn, mature ornamental trees, established fruit trees, stocked flower borders and the garden is enclosed by a combination of boundaries with evergreen mature hedging and panel fencing.

**Tenure**

Freehold

Council Tax Band - E

