

- David Wilson Built Family Home
- Two Reception Rooms
- Double Garaging And Mature Gardens
- Walking Distance To Railway Station And Town Centre

- Five Bedroom Extended Accommodation
- Re-Fitted Kitchen And Utility Room
- Close To Local Shop And Schooling
- Desirable Estate Location

Integral Storm Canopy Over

Panel door to

Entrance Hall

9' 10" x 6' 3" (3.00m x 1.91m)

Solid Bamboo wood flooring, radiator, coving to ceiling.

Kitchen/Breakfast Room

16' 9" x 13' 9" (5.11m x 4.19m)

An extended and re-configured space re-fitted in a range of base and wall mounted units with Corian work surfaces and tiling, UPVC door and wood framed double glazed window to garden aspect, ceramic tiled flooring, drawer units, integrated Siemens appliances incorporating induction hob, integral microwave, electric oven, Corian sink unit with mixer tap, integrated larder fridge and freezer, vertical contemporary radiator, integrated automatic dishwasher, recessed lighting.

Utility Room

10' 10" x 5' 7" (3.30m x 1.70m)

Appliance spaces, work surfaces, tiling, base unit, walk in cupboard, ceramic tiled flooring, internal door to **Double Garage**.

Cloakroom

Fitted in a two piece white suite comprising low level WC, wall mounted wash hand basin with tiling, wood framed double glazed window to side aspect, laminate flooring, coving to ceiling.

Double garage

Both measuring 17' 5" x 8' 10" (5.31m x 2.69m)

Configured to create two garages with twin up and over doors, power, lighting, wall mounted gas fired central heating boiler serving hot water system and radiators.

Dining Room

11' 0" x 6' 11" (3.35m x 2.11m)

Sliding double glazed patio doors to garden terrace, radiator, coving to ceiling, laminate flooring.

Sitting Room

17' 1" x 11' 2" (5.21m x 3.40m)

Double panel radiator, single panel radiator, central fireplace with inset wood burner, wood framed double glazed window to front aspect, coving to ceiling.

First Floor Landing

Radiator, access to loft space.

Principal Bedroom

12' 6" x 12' 2" (3.81m x 3.71m)

Extensive wardrobe range with hanging and storage, radiator, wood framed double glazed window to front aspect.

En Suite Shower Room

8' 10" x 5' 3" (2.69m x 1.60m)

Fitted in a three piece suite comprising low level WC, wash hand basin, screened shower enclosure with independent shower unit fitted over, heated towel rail, ceramic tiled flooring.

Bedroom 2

11' 2" x 10' 2" (3.40m x 3.10m)

Timber flooring, radiator, wood framed double glazed window to rear aspect.

Bedroom 3

11' 6" x 9' 2" (3.51m x 2.79m)

Two wood framed double glazed windows to front aspect, radiator.

Bedroom 4

23' 4" x 9' 2" (7.11m x 2.79m)

A double aspect room with wood framed double glazed windows to front and rear, radiator, coving to ceiling.

Bedroom 5/Study

9' 2" x 6' 11" (2.79m x 2.11m)

Wood framed double glazed window to rear aspect, radiator, laminate flooring.

Family Bathroom

6' 11" x 6' 7" (2.11m x 2.01m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, heated towel rail, wood framed double glazed window to rear aspect, panel bath with screen and independent shower unit fitted over, recessed lighting, Travertine tiling, Travertine floor tiling.

Outside

There is an extensive frontage, lawned with borders and a driveway sufficient for two vehicles accessing the **Garaging** as described. Gated access extends to the rear garden which is beautifully mature and private with heavily stocked shrub and flower beds, a selection of ornamental fruit trees incorporating Apple, Pear, Plum and Cherry, a selection of ornamental evergreens, outside tap and lighting, an extensive green slate paved terrace and a mature grapevine. The garden is enclosed by a combination of panel fencing and mature screening offering a good degree of privacy.

Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

Tenure

Freehold

Council Tax Band - E

