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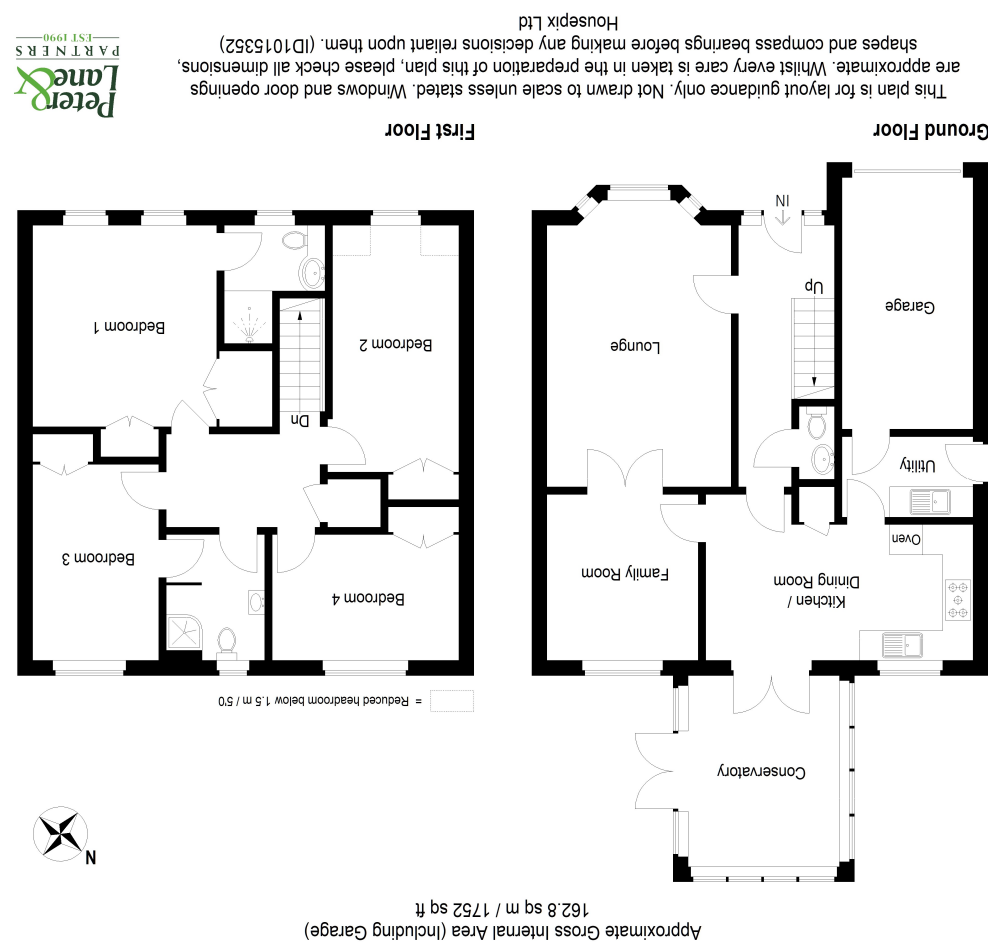
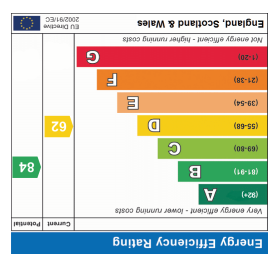
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1015352)



- Westbury Homes Built Family Home
- En Suite To Principal Bedroom
- Re-Fitted Shower Room
- Garaging And Driveway

- Extended Four Bedroom Accommodation
- Re-Fitted Contemporary Kitchen/Breakfast Room
- All Seasons Conservatory
- Mature Gardens



**Integral Storm Canopy Over**  
Stained glass composite door to

**Entrance Hall**  
17' 7" x 5' 8" (5.36m x 1.73m)  
Stairs to first floor, single panel radiator, understairs recess, coats hanging area, coving to ceiling.

**Cloakroom**  
Fitted in a two piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, tiling and contour border tiling, radiator, extractor, laminate flooring.

**Sitting Room**  
18' 10" x 11' 11" (5.74m x 3.63m)

UPVC bay window to front, TV point, telephone point, central fireplace with inset Living Flame coal effect gas fire with moulded timber surround, two radiators, wall light points, double internal double doors access

**Dining Room**  
10' 8" x 9' 8" (3.25m x 2.95m)  
UPVC window to rear aspect, radiator, wall light points, coving to ceiling.

**Kitchen/Breakfast Room**  
17' 4" x 10' 6" (5.28m x 3.20m)  
Re-fitted in a range of contemporary handle less base and wall mounted cabinets with complementing work surfaces, up-stands and glass splashbacks, integral electric oven and microwave, integrated automatic dishwasher, single drainer sink unit with mixer tap, appliance spaces, drawer units, pan drawers, under unit lighting, UPVC window to rear aspect, plumbing and space for American style fridge freezer, under stairs storage cupboard, laminate flooring.

**Utility Room**  
9' 3" x 5' 4" (2.82m x 1.63m)  
UPVC door to side aspect, fitted in a range of base and wall mounted units with work surfaces and up-stands, single drainer sink unit with mixer tap, appliance spaces, inner door to

**Garage**  
16' 9" x 9' 2" (5.11m x 2.79m)  
Single up and over door, power and lighting.

**Conservatory**  
13' 1" x 10' 10" (3.99m x 3.30m)  
Of brick based UPVC double glazed construction, double poly carbonate roofing, French doors to garden terrace to the rear, vertical contemporary radiator, laminate flooring.

**First Floor Landing**  
Coving to ceiling, access to insulated loft space, airing cupboard housing hot water cylinder and shelving, single panel radiator.

**Principal Bedroom**  
13' 1" x 11' 10" (3.99m x 3.61m)  
UPVC window to front aspect, double wardrobe with hanging and shelving, additional double wardrobe with hanging and shelf space, single panel radiator, coving to ceiling.

**En Suite Shower Room**  
6' 11" x 5' 10" (2.11m x 1.78m)  
Re-fitted in a three piece white suite comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap, UPVC window to front aspect, chrome heated towel rail, walk in screened shower enclosure with independent shower unit fitted over, full ceramic tiling, laminate floor covering.

**Bedroom 2**  
15' 9" x 9' 6" (4.80m x 2.90m)  
UPVC window to front aspect, double panel radiator, double wardrobe with hanging and shelving.

**Bedroom 3**  
12' 10" x 9' 1" (3.91m x 2.77m)  
UPVC window to garden aspect to the rear, 'Jack' and 'Jill' door to **Family Shower Room**, coving to ceiling, double wardrobe with hanging and shelving.

**Family Shower Room**  
9' 2" x 6' 5" (2.79m x 1.96m)  
Re-fitted in a three piece contemporary white suite comprising low level WC, oversized vanity wash hand basin with mixer tap and contour border tiles, extensive tiling, walk in screened shower enclosure with independent shower unit fitted over, UPVC window to garden aspect, shaver point, chrome heated towel rail.

**Bedroom 4**  
12' 2" x 8' 2" (3.71m x 2.49m)  
UPVC window to rear aspect, single panel radiator, double wardrobe with hanging and shelving, coving to ceiling.

**Outside**  
The front garden is brick paved and laid to parking for three vehicles accessing the **Garage** as described. There is an area of lawn, ornamental trees, shrubs and flower beds. The rear garden is pleasantly arranged with an extensive paved terrace, areas of lawn, circular paved seating area, outside tap and lighting, timber shed, gated access to the front and the garden is enclosed by a combination of panel fencing and mature shrub screening.

**Tenure**  
Freehold  
Council Tax Band - E

