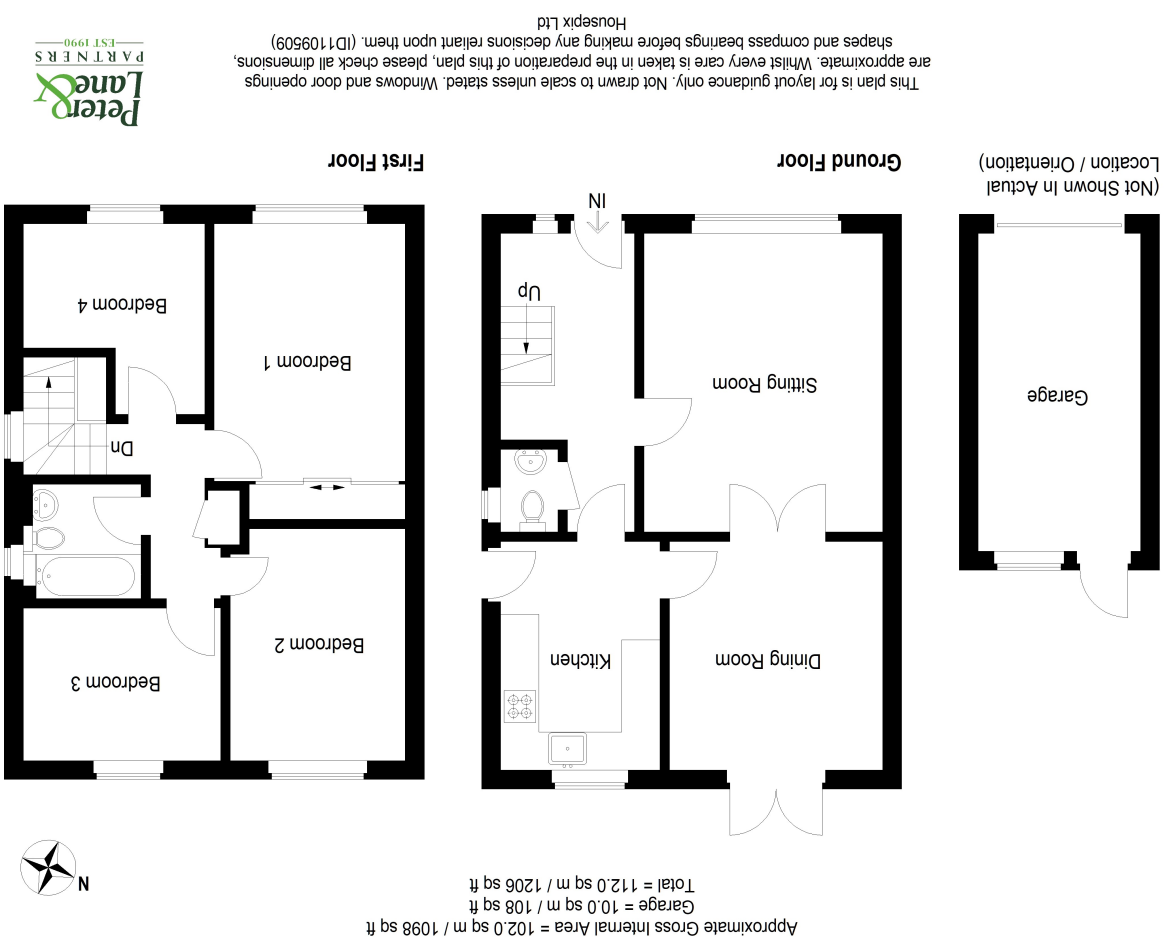
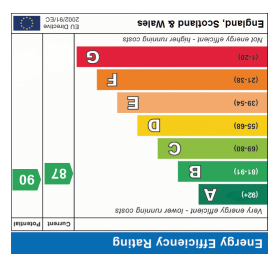


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.



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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. (ID1109509)





- Extremely Well Presented Family Home
- Modern Kitchen And Re Fitted Family Bathroom Suite
- Garage And Off Road Parking
- Solar Panels With Battery Storage
- No Forward Chain
- Four Generous Bedrooms
- Spacious Living Room And Dining Room
- Fantastic Sized Rear Garden
- Short Walk To Amenities And Schooling



**Storm Porch To**

Composite double glazed door to

**Entrance Hall**

Double glazed window to front aspect, coving to ceiling, radiator, understairs storage cupboard, laminate flooring, consumer unit, stairs to first floor.

**Cloakroom**

Double glazed window to side aspect, fitted in a two piece suite comprising low level WC, wash hand basin, complementing tiling, radiator, laminate flooring.

**Living Room**

15' 5" x 13' 2" (4.70m x 4.01m)

Double glazed window to front aspect, coving to ceiling, radiator, central heating thermostat, double doors through to

**Dining Room**

11' 9" x 11' 10" (3.58m x 3.61m)

Double glazed French doors to rear aspect, coving to ceiling, radiator, laminate flooring.

**Kitchen**

11' 8" x 8' 4" (3.56m x 2.54m)

Double glazed window to rear aspect, fitted in a modern range of base, drawer and wall mounted units with complementing work surfaces and tiling, ceramic single drainer one and a half bowl sink unit with mixer tap, spaces and plumbing for dishwasher and washing machine, integrated electric oven and hob with cooker hood over, space for fridge freezer, coving to ceiling, radiator, tiled flooring, UPVC double glazed door to side aspect.

**First Floor Landing**

Double glazed window to side aspect, coving to ceiling, linen cupboard with shelving, access to boarded loft space, with ladder, lighting, power, housing central heating boiler and batteries for Solar Panels.

**Bedroom 1**

13' 6" x 10' 2" (4.11m x 3.10m)

Double glazed window to front aspect, coving to ceiling, radiator, built in wardrobes with glazed sliding doors with hanging and shelving, laminate flooring.

**Bedroom 2**

12' 10" x 9' 3" (3.91m x 2.82m)

Double glazed window to rear aspect, coving to ceiling, radiator.

**Bedroom 3**

10' 1" x 7' 6" (3.07m x 2.29m)

Double glazed window to rear aspect, coving to ceiling, radiator.

**Bedroom 4**

9' 8" x 9' 4" maximum (2.95m x 2.84m)

Double glazed window to front aspect, radiator, coving to ceiling.

**Family Bathroom**

Double glazed window to side aspect, re-fitted in a white three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, panel bath with shower over and shower screen, full ceramic tiling, chrome heated towel rail, tiled flooring, coving to ceiling.

**Outside**

A block paved driveway provides off road parking for two vehicles leading to the **Single Garage** measuring 16' 2" x 8' 2" (4.93m x 2.49m) with up and over door, power and lighting, eaves storage space, UPVC double glazed window and door to rear aspect, outside courtesy light, bench made from sleepers. Side gated access to either side lead to the rear garden which is laid to lawn with a full width patio area, decked seating area, area with bench and arbour, raised timber beds with well stocked borders, pond and with fencing and screening providing a high degree of privacy.

**Tenure**

Freehold

Council Tax Band-D

