



Approximate Gross Internal Area
 Ground Floor = 64.3 sq m / 692 sq ft
 First Floor = 53.4 sq m / 575 sq ft
 Garage = 26.9 sq m / 289 sq ft
 Total = 144.6 sq m / 1,556 sq ft



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.
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- Four Bedrooms.
- Enclosed garden.
- Generous corner plot.

- Double garage.
- Cul-de-sac location.
- Immaculate throughout.



Ground Floor

Accommodation

A very well presented DETACHED HOUSE situated in a large corner plot within this popular residential location. The property has been updated and benefits from REFITTED KITCHEN AND BATHROOMS and a CONSERVATORY.

With FOUR BEDROOMS, TWO RECEPTION ROOMS, CONSERVATORY and a DOUBLE GARAGE.

PVCu double glazing and gas fired radiator central heating.

Door with frosted side light window to

Entrance Porch

part glazed door to

Entrance Hall

stairs to the First Floor Landing, laminate flooring, radiator, under stairs storage cupboard

W.C

refitted and comprising W.C, vanity unit with wash hand basin, frosted window, radiator, tiled floor, half height tiling

Dining Room

window to the front aspect, radiator

Kitchen

refitted and comprising base and eye level cupboards, drawer units, work surfaces with tiled splash backs, stainless steel one and a half bowl sink unit, integrated double electric oven, gas hob and extractor, plumbing for washing machine, integrated fridge freezer and slimline dishwasher, tiled floor, window to the side aspect, part glazed PVCu door to the rear

Lounge

coved ceiling, window to the side aspect overlooking garden, two radiators, TV point, wall light points

Conservatory

brick base with PVCu double glazed widows and French doors to the rear garden, laminate flooring

First Floor

First Floor Landing

loft access

Bedroom One

window to the front aspect, radiator, built in wardrobe

Bedroom Two

window to the side aspect, radiator

Bedroom Three

window to front aspect, radiator

Bedroom Four

window to the side aspect, radiator, two double wardrobes

Bathroom

refitted and comprising bath with shower and fully tiled surround, pedestal wash basin, W.C, radiator, frosted window, airing cupboard with hot water cylinder

Outside

Garden

an open front garden with foot path leading to the front door. The rear garden is fully enclosed and laid mainly to lawn

Double Garage

up and over doors and parking to the front for two vehicles

