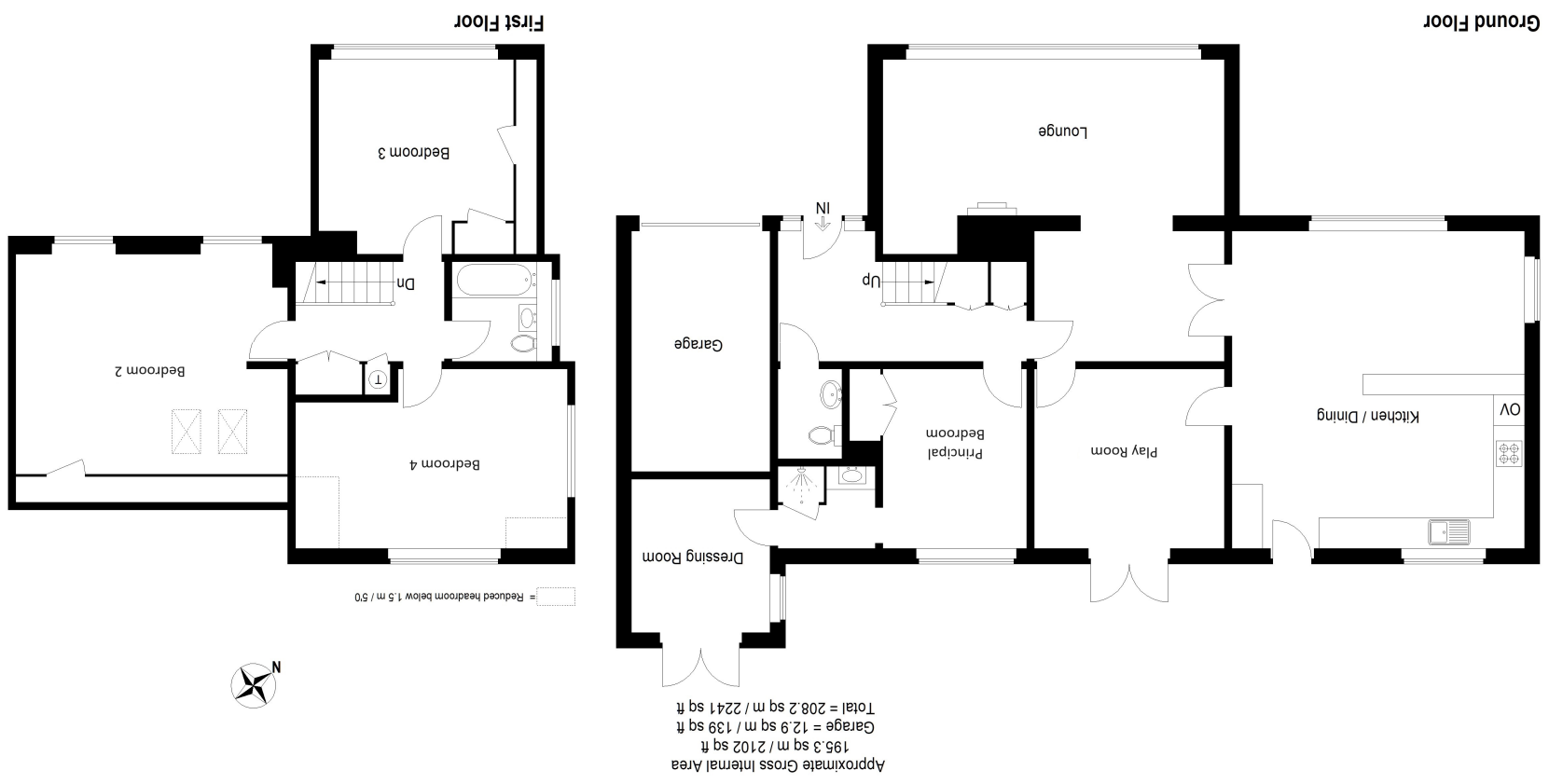


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- Fantastic Detached Family Home
- En Suite And Dressing Room To Principal Bedroom
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- Sought After Village Location



Composite Double Glazed Door To

Reception Hall

15' 8" maximum x 10' 10" maximum (4.78m x 3.30m)
Two double glazed windows to front aspect, coving to ceiling, recessed downlighters, two wall light points, stairs to first floor, radiator, under stairs storage cupboard, tiled flooring.

Cloakroom

Coving to ceiling, extractor fan, re-fitted in a white two piece suite comprising low level WC, wash hand basin, tiled surrounds, chrome heated towel rail, tiled flooring.

Study Area

12' 10" x 7' 8" (3.91m x 2.34m)
Recessed downlighters, coving to ceiling, two wall light points, arch way through to

Lounge

21' 6" x 10' 6" (6.55m x 3.20m)
Double glazed picture window to front aspect, coving to ceiling, recessed downlighters, central feature stone fireplace with inset coal effect gas fire, two radiators, four wall light points, double doors through to

Kitchen/Breakfast/Family Room

20' 9" x 18' 6" (6.32m x 5.64m)
A triple aspect room with double glazed windows to front, side and rear aspects, composite double glazed stable door to rear aspect, fitted in a range of base, wall and drawer mounted units with complementing work surfaces, stainless steel single drainer one and a half bowl sink unit with mixer tap over, spaces and plumbing for dishwasher and washing machine, spaces for tumble dryer, freezer and fridge, central heating boiler, Siemens electric oven and gas hob with cooker hood over, breakfast bar, radiator, coving to ceiling, tiled flooring, two wall light points.

Play Room

12' 10" x 11' 4" (3.91m x 3.45m)
Double glazed French doors to rear aspect, coving to ceiling, recessed downlighters, radiator, door to **Entrance Hall**.

Principal Bedroom

11' 3" x 9' 11" (3.43m x 3.02m)
Double glazed window to rear aspect, coving to ceiling, two wall light points, radiator, double built in wardrobe, opening to

En Suite Shower Room

Re-fitted in a two piece suite comprising vanity wash hand basin, shower cubicle, complementing tiling, recessed downlighters, tiled flooring, chrome heated towel rail, two wall light points, extractor, door to

Dressing Room

10' 10" x 8' 2" (3.30m x 2.49m)
Recessed downlighters, coving to ceiling, composite double glazed French doors to patio area, radiator.

First Floor Landing

Access to loft space, coving to ceiling, airing cupboard housing hot water cylinder, double cupboard with shelving.

Bedroom 2

15' 3" x 13' 2" (4.65m x 4.01m)
Two double glazed windows to front aspect, two Velux windows to rear aspect with blinds, eaves storage cupboard, two radiators, sloping ceilings with restricted head height.

Bedroom 3

12' 4" x 12' 3" (3.76m x 3.73m)
Double glazed window to front aspect, radiator, eaves storage cupboard, built in wardrobe with hanging and shelving.

Bedroom 4

17' 8" maximum x 11' 5" (5.38m x 3.48m)
A double aspect room with double glazed windows to side and rear, coving to ceiling, radiator. Sloping ceiling with restricted head height.

Family Bathroom

Double glazed window to side aspect, re-fitted in a white three piece suite comprising low level WC with concealed cistern, wash hand basin, panel bath with shower unit over, tiled surrounds, chrome heated towel rail, shaver light point.

Outside

There is a block paved driveway providing off road parking for two vehicles leading to the **Single Garage** with up and over door, two outside courtesy lights and two power points. The front garden is laid to lawn with mature planting, tree and side gated access leading to the rear garden which has two patio areas, laid to lawn, outside lighting, outside tap and enclosed by panel fencing offering a high degree of privacy.

Agents Note

Planning permission was granted for the construction of a boundary wall running parallel to Lea Road planning ref 21/00194/HHFUL which has now expired.

Tenure

Freehold
Council Tax Band - E
Town-and-country

