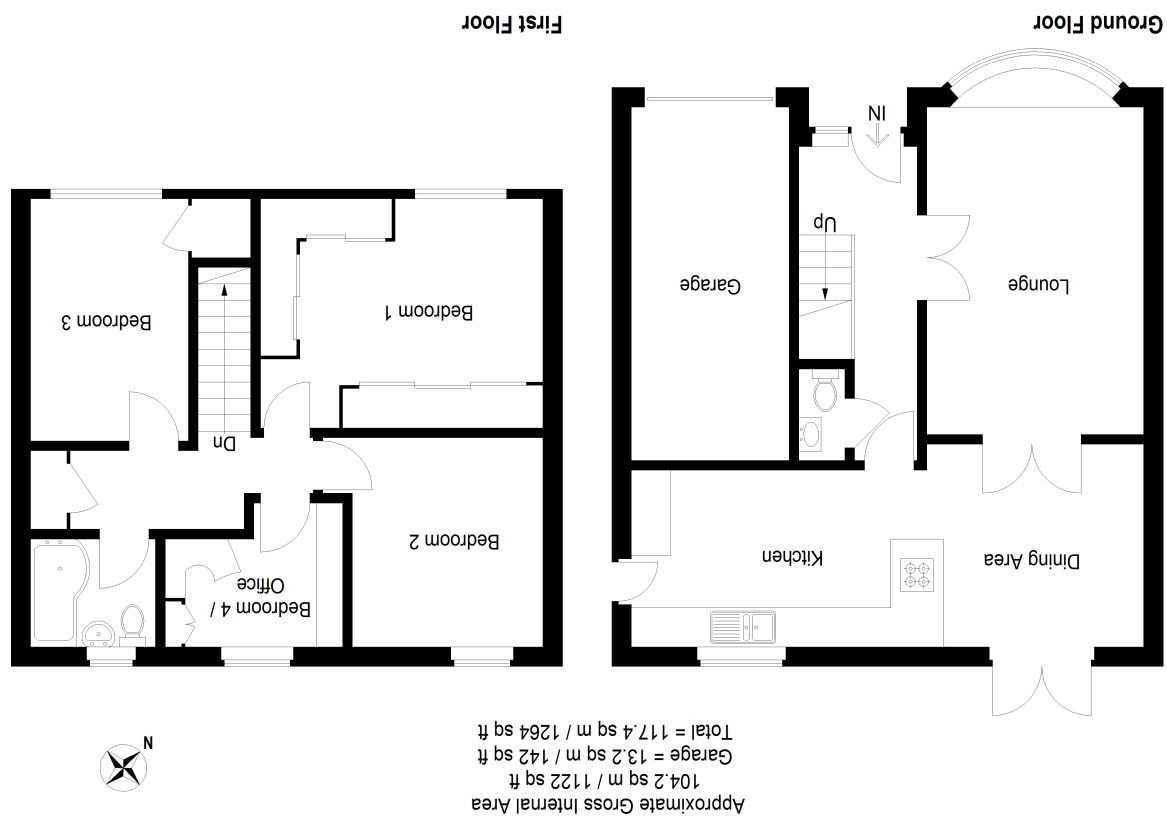
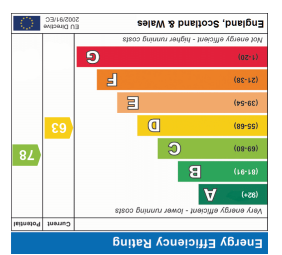


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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1146292)



- Beautifully Presented Family Home
- Re-Fitted 25' Kitchen/Family Room
- Gas Radiator Heating
- Landscaped Gardens
- Desirable Estate Location

- Four Bedrooms
- Re-Fitted Family Bathroom
- UPVC Double Glazing
- Garaging And Two Car Driveway



**Integral Storm Canopy Over**

**UPVC Double Glazed Fan Light Panel Door To**

**Entrance Hall**

16' 4" x 6' 8" (4.98m x 2.03m)

Single panel radiator, stairs to first floor, coving to ceiling, engineered Oak flooring.

**Cloakroom**

Re-fitted in a two piece white suite comprising low level WC with concealed cistern, wall mounted wash hand basin with mixer tap and tiling, chrome heated towel rail, LVT flooring.

**Kitchen/Dining Room**

25' 7" x 10' 10" (7.80m x 3.30m)

A light, open plan, re-configured space centrally divided with peninsular breakfast bar, re-fitted in a range of base and wall mounted units with complementing work surfaces and re-tiled surrounds, single drainer one and half bowl stainless steel sink unit with mixer tap, French doors to garden terrace, UPVC window to rear aspect and glazed door to side aspect, appliance spaces, corner shelf display unit, larder units, space for fridge freezer, drawers and pan drawers, integral electric oven and gas hob, recessed lighting, under lit pelmet, additional breakfast bar, double panel radiator, single panel radiator, sliding shelf larder units, dimmer switches, glazed internal door, vinyl floor covering, glazed internal double doors access

**Sitting Room**

17' 6" x 10' 8" (5.33m x 3.25m)

Glazed internal double doors access **Entrance Hall**, double panel radiator, central fireplace with moulded timber surround with inset Living Flame coal effect gas fire, coving to ceiling, TV point, telephone point.

**First Floor Landing**

Single panel radiator, access to insulated loft space, airing cupboard with shelving.

**Bedroom 1**

14' 2" x 11' 8" (4.32m x 3.56m)

UPVC window to front aspect, single panel radiator, extensive wardrobe ranges incorporating triple and two sets double wardrobes, recessed lighting.

**Bedroom 2**

10' 2" x 9' 5" (3.10m x 2.87m)

Single panel radiator, UPVC window to garden aspect.

**Bedroom 3**

12' 2" x 7' 10" (3.71m x 2.39m)

Over-stairs cupboard, UPVC window to front aspect, radiator.

**Bedroom 4**

12' 2" x 9' 1" (3.71m x 2.77m)

UPVC window to garden aspect, single panel radiator (currently used as a study/working from home space), bespoke cabinetry incorporating fixed display shelving, cabinet storage, desk unit and drawer units.

**Family Bathroom**

6' 6" x 6' 4" (1.98m x 1.93m)

Re-fitted in a three piece white suite comprising panel 'P' shaped bath with folding shower screen and independent shower unit fitted over, chrome heated towel rail, low level WC, pedestal wash hand basin with mono bloc mixer tap, UPVC window to garden aspect, extensive tiling, shaver point, vinyl floor covering.

**Outside**

To the front there is an extensive driveway finished in bonded resin, shaped lawns, ornamental trees and Beech hedging. There is a **Single Garage** with up and over door, housing the gas fired central heating boiler serving hot water system and radiators, private door to the side. Gated access extends to the rear garden which is pleasantly arranged with porcelain terrace which is covered with a powder coated pergola with retractable roof offering an ideal al-fresco dining area, outside tap, an area of shaped lawn and seating area and enclosed by a combination of panel fencing.

**Tenure**

Freehold

Council Tax Band - D

