



A two-story brick house with a red door, a bay window, and a large wooden garage door, set against a blue sky with clouds. The house is constructed of light-colored bricks and features a prominent chimney on the right side. The front garden is covered in gravel, and a paved path leads to the entrance. A wooden fence is visible on the left, and other houses can be seen in the background.



- Stunning Individual Family Residence
- Impressive 30' Kitchen/Breakfast/Dining Room
- Contemporary Open Plan Accommodation
- Desirable Village Location
- Four Double Bedrooms And Two En Suites
- High Specification And Quality Finishes Throughout
- Double Garaging With Electric Up and Over Door
- No Chain

**Integral Storm Canopy Over**

Heavy panel front door to

**Reception Hall**

17' 11" x 10' 9" (5.46m x 3.28m)

Oak staircase to first floor with understairs recess and understairs storage cupboard, underfloor heating, recessed lighting, internal Oak doors throughout.

**Cloakroom**

Fitted in a two piece contemporary white suite comprising low level WC, vanity wash hand basin with mixer tap and tiling, UPVC sash etched picture window to front aspect, recessed lighting, cloaks cupboard with hanging and storage, non-slip vinyl floor covering.

**Study**

13' 6" x 10' 6" (4.11m x 3.20m)

A light double aspect room with UPVC sash bay window to front aspect and UPVC sash window to side aspect, central brickwork chimney feature recess with Oak bressumer above and tiled hearth.

**Utility/Boot Room**

10' 6" x 6' 7" (3.20m x 2.01m)

Fitted in a range of base units with work surfaces and tiling, single drainer stainless steel sink unit with directional mono bloc mixer tap, appliance spaces, wall mounted gas fired central heating boiler serving hot water system and radiators, fuse box and master switch, UPVC sash window to front aspect, Oak panel door to rear aspect, non-slip vinyl flooring.

**Kitchen/Breakfast/Family Room**

30' 10" x 17' 7" (9.40m x 5.36m)

An impressively proportioned open plan contemporary space with two sets of bi-fold doors to garden terrace, central architectural lantern lighting, recessed lighting, fitted in a range of contemporary handle-less grey gloss base and wall mounted cabinets with complementing Corian work surfaces and up-stands, space for cooking range with bridging unit and suspended extractor fitted above, extensive drawer units incorporating pan drawers, larder units, shelf units, integral wine cooler, automatic dishwasher, sash picture windows to two rear aspects, UPVC sash window to front aspect, a selection of integrated appliances incorporating integrated microwave, larder fridge and freezer, central island work station again topped in Corian with cabinet storage and drawer units, porcelain floor tiling with underfloor heating, internal door to

**Double Garage**

19' 9" x 16' 9" (6.02m x 5.11m)

Single up and over electrically operated door, private door to side aspect, UPVC sash window to rear aspect, eaves storage space, power and lighting.

**Sitting Room**

17' 4" x 13' 6" (5.28m x 4.11m)

A light double aspect room with UPVC sash bay windows to two front aspects, central brickwork fireplace recess with Oak timber bressumer and natural stone tiled hearth, TV point, telephone point, recessed lighting, internal glazed double Oak doors access **Reception Hall**.

**First Floor Galleried Landing**

Recessed lighting, airing cupboard housing pressurised hot water system and shelving.

**Principal Bedroom**

17' 8" x 14' 5" (5.38m x 4.39m)

Twin sash UPVC windows to rear aspect, double panel radiator, inner access to

**En Suite Shower Room**

9' 0" x 5' 8" (2.74m x 1.73m)

Fitted in a three piece contemporary white suite comprising low level WC with concealed cistern, vanity wash hand basin with mono bloc mixer tap and cabinet storage, display shelving, walk-in over-sized screened shower enclosure with independent shower unit fitted over, recessed lighting, extractor, UPVC window to side aspect, heated towel rail, composite/porcelain floor tiling

**Guest Room**

12' 8" x 10' 4" (3.86m x 3.15m)

Twin sash picture windows to front aspect, double panel radiator, inner access to

**Bedroom 3**

11' 3" x 10' 5" (3.43m x 3.17m)

Twin sash UPVC windows to front aspect, double panel radiator.

**Guest En Suite**

10' 3" x 4' 6" (3.12m x 1.37m)

Fitted in a three piece white suite comprising low level WC with concealed cistern, vanity wash hand basin with mono bloc mixer tap and cabinet storage, double panel radiator, UPVC sash picture window to rear aspect, oversized screened walk in shower enclosure with independent shower unit fitted over, recessed lighting, composite floor covering.

**Bedroom 4**

13' 5" x 7' 4" (4.09m x 2.24m)

UPVC sash picture window to front aspect, double panel radiator.

**Family Bathroom**

10' 6" x 6' 6" (3.20m x 1.98m)

Etched glass UPVC sash picture window to rear aspect, fitted in a quality three piece white suite comprising low level WC with concealed cistern, vanity wash hand basin with mono bloc mixer tap and cabinet storage, display shelving, panel 'P' shaped bath with shower screen and hand mixer shower, heated towel rail, recessed lighting, composite flooring.

**Outside**

The property is individually positioned with a private gated frontage with a five bar gate and an extensive gravel driveway giving parking provision for several vehicles accessing the **Double Garage** as described. The frontage is lawned and enclosed by mature evergreen and Hawthorn hedging. The rear garden is pleasantly arranged with an extensive paved terrace, areas of lawn, stocked with a selection of shrubs, outside lighting, tap and power, gated access to the front enclosed by a combination of panel fencing.

**Buyers Information**

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

**Tenure**

Freehold

Council Tax Band - D

