



TOTAL FLOOR AREA : 1751 sq.ft. (162.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment only

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Originally built in 2011, this four bedroom home has been extended with the aim of ticking every box a family could wish for. Multiple reception spaces for versatile use, a separate study to work from home, four generous bedrooms, two with ensuites, plus a family bathroom, a well thought out west facing garden and a double garage.

- Four bedrooms and three bathrooms.
- Ideally situated for the highly regarded local schools.
- Detached double garage and off-road parking.
- Beautifully extended to create a kitchen/dining/family room.
- Walled, west-facing rear garden.

Ground Floor

Entrance Hall

UPVC entrance door, under stairs cupboard, radiator.

Cloakroom

A suite comprising of a low level WC, wash hand basin, radiator.

Lounge

20' 8" x 10' 5" (6.30m x 3.17m) Double glazed windows to the front and side with shutters, two radiators.

Office

10' 6" x 6' 10" (3.20m x 2.08m) Double glazed window to the front, radiator.

Kitchen/Dining/Family Room

Kitchen – 16' 11" x 11' 6" (5.16m x 3.51m)
Family Room – 20' 8" x 9' 11" (6.30m x 3.02m)
Dining Room – 12' 5" x 11' 0" (3.78m x 3.35m)
A range of base and wall mounted units with work surfaces over plus island with breakfast bar, countersunk 1.5 basin stainless steel sink and drainer with mixer tap, two sets of bi-fold doors opening to the rear garden, roof lantern and double glazed window to the side, four radiators, integrated appliances to include – split-level ovens and induction hob with extractor, fridge freezer, additional fridge and freezer, wine fridge and dishwasher.

Utility

A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, integrated washing machine and space for tumble dryer, radiator.

First Floor

Landing

Access to loft, airing cupboard housing hot water tank, double glazed window to the side.



Bedroom One

11' 9" x 10' 8" (3.58m x 3.25m) Walk-in wardrobe, double glazed window to the rear, radiator.

Ensuite One

A suite comprising of a shower cubicle, low level WC, wash hand basin, double glazed window to the rear, radiator.

Bedroom Two

14' 1" x 10' 7" (4.29m x 3.23m) Double glazed window to the front, radiator.

Ensuite Two

A suite comprising of a shower cubicle, low level WC, wash hand basin, radiator.

Bedroom Three

10' 9" x 9' 5" (3.28m x 2.87m) Double glazed window to the front, radiator.

Bedroom Four

10' 9" x 7' 6" (3.28m x 2.29m) Double glazed window to the rear, radiator.

Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, heated towel rail, double glazed window to the front.

Outside

Rear Garden

A west-facing, walled garden, mainly laid to artificial lawn with decked and sunken seating areas.

Double Garage

Detached double garage with power and light.

Parking

Private driveway in front of the garage providing off-road parking with an electric car charger.

NB

It is becoming increasingly likely that modern developments have a management company responsible for communal areas such as play areas and opens greens, therefore this will usually incur management fees.

