

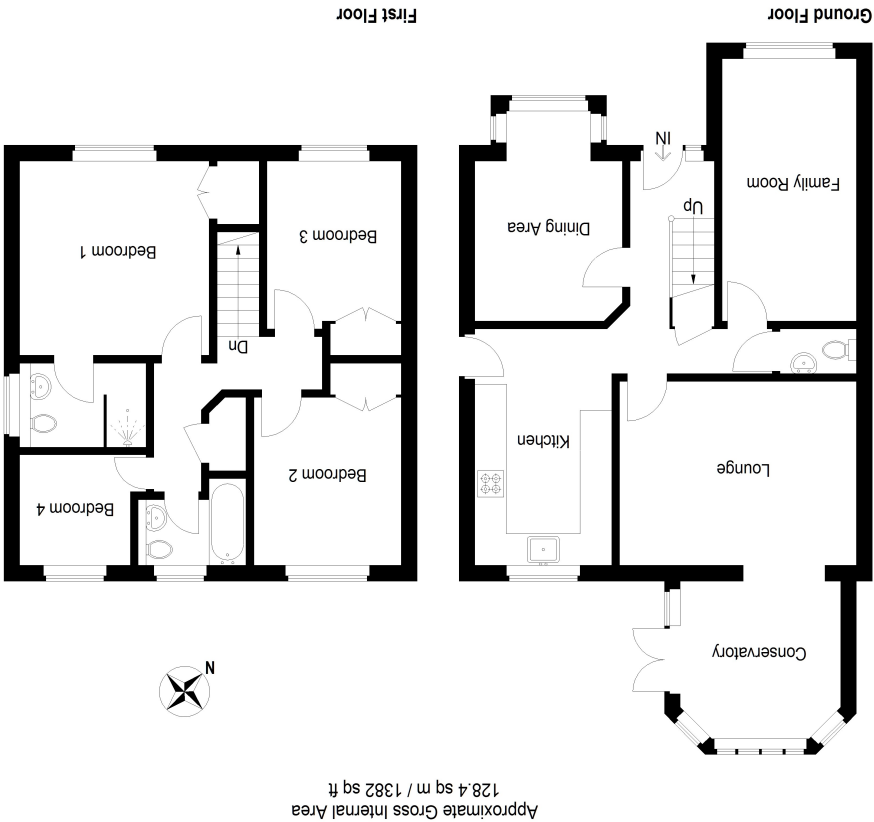
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1182059)

Housepix Ltd



- JS Bloor Built Family Home
- Four Reception Rooms
- Re-Fitted En Suite To Principal Bedroom
- Landscaped Garden
- Extended Four Bedroom Accommodation
- Kitchen And Utility Area
- Fitted Wardrobes To Most Bedrooms
- Three Car Driveway

Stained Glass UPVC Double Glazed Front Door To

Entrance Hall

15' 5" x 6' 0" (4.70m x 1.83m)

Stairs to first floor, laminate flooring, coving to ceiling, understairs storage cupboard.

Cloakroom

Fitted in a two piece white suite comprising low level WC, wash hand basin with mixer tap, ceramic tiled flooring, extractor unit.

Study/Family Room

16' 6" x 8' 0" (5.03m x 2.44m)

Garage conversion with UPVC window to front aspect, laminate flooring, coving to ceiling.

Dining Room

13' 11" x 9' 3" (4.24m x 2.82m)

UPVC to front aspect, laminate flooring and coving to ceiling.

Kitchen

15' 2" x 8' 7" (4.62m x 2.62m)

Incorporating **Utility Area** A double aspect room with UPVC window to rear and UPVC door to side aspect, re-fitted in a range of base and wall mounted cabinets with complimenting Beech butchers block work surfaces with tiled surrounds, Inset Butler sink unit with directional mixer tap, integral double electric oven and gas hob with bridging unit and extractor unit above, drawer units, plumbing for automatic washing machine and further appliance spaces, concealed gas fired central heating boiler, larder unit, glass fronted display cabinet and Karndean flooring.

Sitting Room

14' 5" x 11' 8" (4.39m x 3.56m)

TV point, telephone point, double panel radiator, laminate flooring, coving to ceiling, open plan access to

Garden room/Conservatory

12' 11" x 10' 5" (3.94m x 3.17m)

Independent air conditioning unit, laminate flooring, UPVC windows and doors to garden aspect, double polycarbonate roofing.

First Floor Landing

Access to insulated loft space, coving to ceiling.

Bedroom 1

12' 2" x 11' 9" (3.71m x 3.58m)

Two UPVC windows to front aspect, wardrobe range with hanging and shelf space, radiator, coving to ceiling.

En Suite Shower Room

8' 2" x 5' 4" (2.49m x 1.63m)

Re-fitted in a three piece contemporary white suite comprising vanity wash hand basin with cabinet storage, full ceramic tiling, ceramic flooring, UPVC window to side aspect, over-sized screened walk in shower enclosure with independent shower unit.

Bedroom 2

12' 5" x 8' 4" (3.78m x 2.54m)

UPVC window to front aspect, wardrobe range with hanging and storage, radiator.

Bedroom 3

10' 10" x 9' 1" (3.30m x 2.77m)

UPVC window to rear aspect, radiator, wardrobe range with hanging and storage space.

Bedroom 4

9' 1" x 8' 6" (2.77m x 2.59m)

UPVC window to rear aspect, radiator, coving to ceiling.

Family Bathroom

7' 2" x 6' 5" (2.18m x 1.96m)

Re-fitted in a three piece white suite comprising, low level WC with concealed cistern, vanity wash hand basin with mixer tap and cabinet storage, chrome heated towel rail, panel bath with folding shower screen and mixer shower, UPVC window to garden aspect, full ceramic tiling.

Outside

The front garden gives parking provision for several vehicles and is enclosed by mature evergreen hedging to the side. There is outside lighting and an integral storm canopy over the front door. The rear garden is hard landscaped and planned with low maintenance in mind. There is an extensive paved terrace, an area of astro surfaced lawn, timber constructed planter and outside lighting. The garden is enclosed by a combination of panel fencing with gated access to the front.

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 - E

