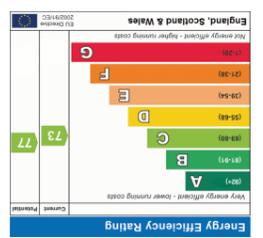


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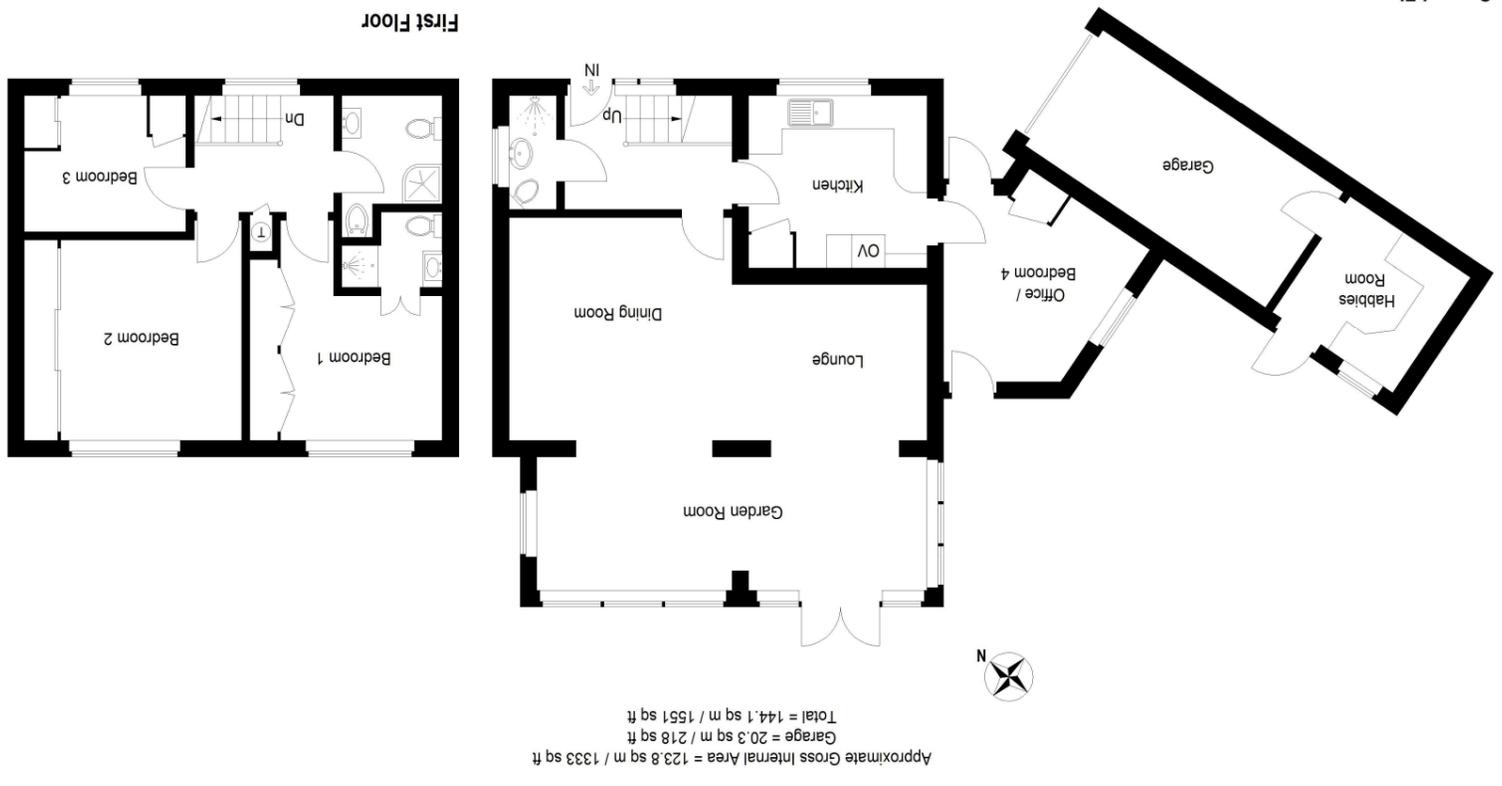


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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1278072)  
 Housepix Ltd



- Versatile Extended Three/Four Bedroom Accommodation
- En Suite To Principal Bedroom
- Generous Driveway And Oversized Garaging Incorporating Home Office
- Pleasant Cul De Sac Location Close To The High Street

- Impressive Open Plan Living Space
- Two Further Re-Fitted Shower Rooms
- Beautifully Stocked Private Gardens
- Desirable Village Location



**Integral Vaulted Storm Canopy Over**  
Composite glazed panel door to

**Entrance Hall**  
Stairs to first floor, laminate flooring.

**Wet Room**  
Re-fitted in a three piece white suite comprising low level WC, vanity wash hand basin, UPVC window to side aspect, independent shower unit, full ceramic tiling, double fronted wall cabinet, composite floor covering.

**Sitting Room**  
24' 5" x 13' 0" (7.44m x 3.96m)

Incorporating **Dining Area**. A light versatile extended space, radiators, two TV points, coving to ceiling, open plan to **Garden Room** measuring 10' 4" x 8' 1" (3.15m x 2.46m) with French doors to garden terrace and open access to **Snug** measuring 11' 8" x 8' 1" (3.56m x 2.46m) a double aspect room with UPVC windows to side and rear aspects.

**Kitchen**  
11' 1" x 10' 6" (3.38m x 3.20m)  
Re-fitted in a range of base and wall mounted cabinets with complementing work surfaces and tiled surrounds, drawer units, pan drawers, skirting level convector heater, appliance spaces, single drainer stainless steel sink unit with mixer tap, glass fronted display cabinets, large storage cupboard, space for fridge freezer, laminate floor covering, UPVC window to front aspect, internal door to

**Study/Bedroom 4**  
12' 2" x 9' 5" (3.71m x 2.87m)  
An interestingly designed and versatile space with glazed door to garden terrace, window to rear garden, door to front aspect, laminate flooring, access to secondary loft space, double cupboard with hanging and storage space,

**Oversized Garage**  
16' 11" x 8' 5" (5.16m x 2.57m)  
Up and over door, power, lighting, door to **Home Office** measuring 8' 11" x 8' 5" (2.72m x 2.57m) with UPVC window and door to garden aspect.

**First Floor Landing**  
Access to

**Bedroom 1**  
13' 0" x 9' 7" (3.96m x 2.92m)  
Extensive wardrobe range with hanging and storage, UPVC window to rear aspect.

**En Suite Shower Room**  
Fitted in a three piece range of white sanitary ware comprising low level WC, vanity wash hand basin with mixer tap, full ceramic tiling, ceramic tiled flooring with underfloor heating, screened shower enclosure with independent shower unit fitted over, recessed lighting, extractor.

**Bedroom 2**  
13' 0" x 10' 7" (3.96m x 3.23m)  
UPVC window to rear aspect, radiator, extensive wardrobe ranges.

**Bedroom 3**  
9' 9" x 8' 2" (2.97m x 2.49m)  
A selection of bedroom furniture incorporating double wardrobe, bridging units, fixed display shelving, UPVC window to front aspect.

**Family Shower Room**  
UPVC window to front aspect, fitted in a four piece contemporary white suite comprising low level WC, bidet, vanity wash hand basin with vanity unit under, extractor, full ceramic tiling, screened shower enclosure with independent shower unit fitted over, chrome heated towel rail, composite floor covering.

**Outside**  
The house stands at the end of a pleasant cul-de-sac with an extensive frontage giving parking provision for a number of vehicles accessing the garage as described. Gated access extends to the rear garden which is beautifully stocked and pleasantly arranged with an extensive porcelain paved terrace, brick edged raised borders, a stocked selection of ornamental shrubs, potting shed, trees and flower beds and outside tap and lighting. The garden is enclosed by established boundaries and offers a good degree of privacy.

**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

