

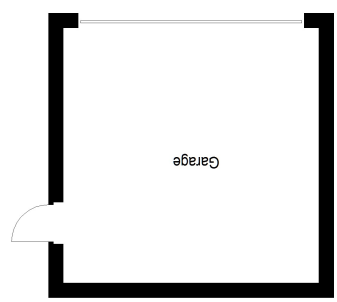
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Housepix Ltd
 this plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1059350)



(Not Shown in Actual Location / Orientation)



Approximate Gross Internal Area = 183.3 sq m / 1973 sq ft
 Garage = 27.7 sq m / 298 sq ft
 Total = 211.0 sq m / 2271 sq ft



- Well Presented Extended Detached Family Home
- Re-Fitted En Suite To Principal Bedroom
- Off Road Parking Provision For Several Vehicles
- Double Garaging
- Four Double Bedrooms
- Three Generous Reception Rooms
- Large Enclosed Landscaped Rear Garden
- Desirable Non Estate Location



UPVC Stained Glass Panel Door To

Reception Hall

Stairs to first floor, understairs storage cupboard, additional storage cupboard with hanging and shelving, security system.

Sitting Room

19' 6" x 11' 10" (5.94m x 3.61m)

A light triple aspect room with UPVC windows to front and side, UPVC sliding double glazed patio doors to patio terrace to the rear, central feature fireplace with moulded timber surround and granite hearth with inset Living Flame coal effect gas fire, two radiators, TV point, telephone point.

Family Room

16' 11" x 16' 5" (5.16m x 5.00m)

Converted from the original garage, a double aspect room with UPVC window to front and side, radiators, fuse box and master switch.

Dining Room

19' 4" x 10' 4" (5.89m x 3.15m)

A double aspect room with UPVC windows to side and rear, UPVC door to side, two radiators.

Kitchen

13' 1" x 11' 2" (3.99m x 3.40m)

Fitted in a matching range of base and wall mounted units with complementing work surfaces and tiling, one and a half bowl resin sink unit with mixer tap, integral electric oven and four ring gas hob with extractor unit fitted above, appliance spaces, radiator, UPVC window to side aspect, inner door to

Utility Room

7' 7" x 5' 3" (2.31m x 1.60m)

Fitted in a range of base units with complementing work surfaces and tiling, single drainer sink unit with mixer tap, appliance spaces, radiator, UPVC door to side aspect.

Cloakroom

Fitted in a two piece suite comprising low level WC, wall mounted wash hand basin with tiling, UPVC window to side aspect, radiator, wall mounted gas fired central heating boiler serving hot water system and radiators.

First Floor Landing

UPVC window to side aspect, airing cupboard with hot water, cylinder and shelving, access to insulated loft space.

Principal Bedroom

19' 11" x 16' 11" into bay window (6.07m x 5.16m into bay window)

A light double aspect room with UPVC windows to front and side aspects, extensive wardrobe range with hanging and shelving, eaves storage cupboards, radiator.

En Suite Shower Room

Re-fitted in a three piece suite comprising walk-in oversized shower enclosure with independent shower unit fitted over, low level WC, wash hand basin with tiling, heated towel rail, UPVC window to side aspect, extensive ceramic tiling, shaver point, ceramic tiled flooring.

Bedroom 2

13' 1" x 11' 2" (3.99m x 3.40m)

UPVC window to rear aspect, radiator.

Bedroom 3

11' 10" x 9' 10" (3.61m x 3.00m)

UPVC window to rear aspect, radiator.

Bedroom 4

12' 2" x 9' 2" (3.71m x 2.79m)

UPVC window to front aspect, radiator.

Family Bathroom

Fitted in a three piece suite comprising low level WC, panel bath with hand mixer tap, extensive tiling, pedestal wash hand basin with tiling, UPVC window to rear aspect, shaver light point, radiator.

Outside

There is an extensive frontage giving parking provision for several vehicles accessing the **Detached Double Garage** with up and over electric door, power, lighting and private door to side. The front garden is hard landscaped and edged in gravel stocked with mature shrubs and enclosed by mature hedging to the front. Gated access extends to the rear garden measuring approximately 100' in length and landscaped, well maintained and beautifully stocked with a range of ornamental shrubs, flower borders and ornamental trees, there is an extensive paved seating area, outside tap and lighting, two timber sheds and the gardens are enclosed by mature hedgerow screening and re-fenced offering a good degree of privacy.

Tenure

Freehold

Council Tax Band - F

