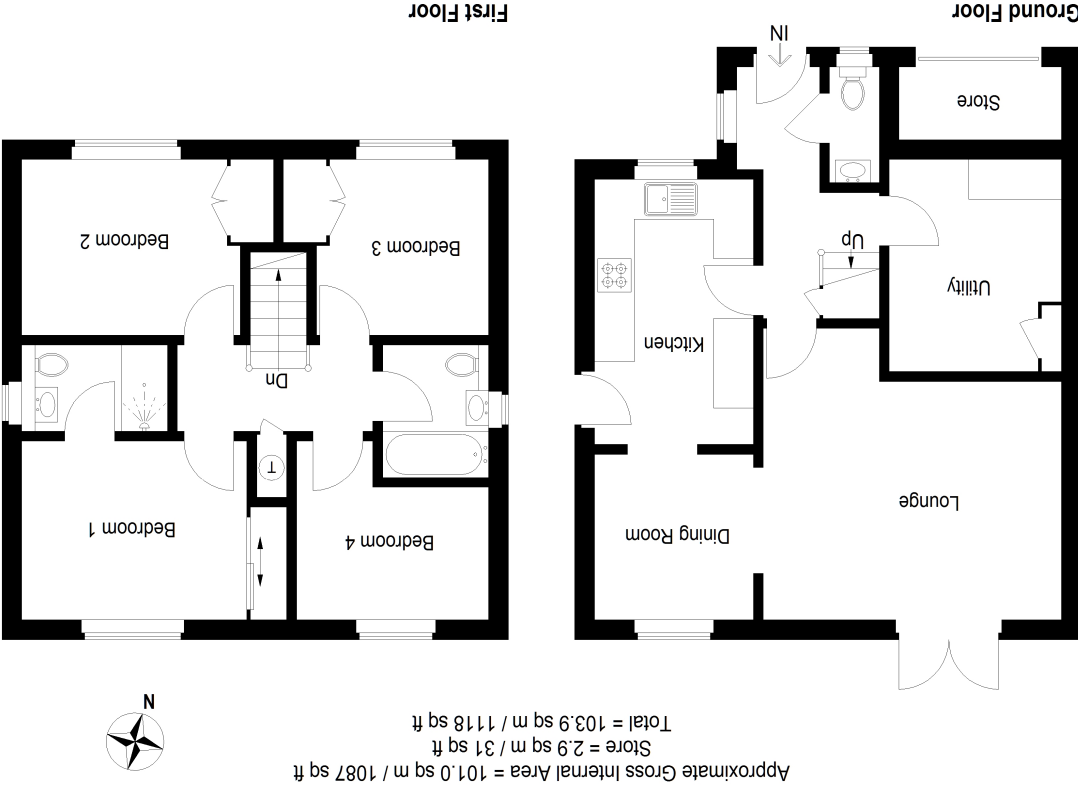


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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1064315)
 Housepix Ltd



- Stunning Family Home
- En Suite And Utility Room
- Re-Fitted Sanitaryware Throughout
- End Of Cul De Sac Position

- Four Bedrooms
- Re-Fitted 22' Kitchen/Family Room
- Generous Three Car Driveway



Composite Glazed Panel Door To

Reception Hall

14' 2" x 5' 10" (4.32m x 1.78m)

Stairs to first floor, coving to ceiling, double panel radiator, UPVC window to front aspect, LVT flooring, inner door to

Cloakroom

Fitted in a two piece white suite comprising low level WC, wall mounted wash hand basin with mixer tap and tiling, UPVC window to front aspect, double panel radiator, recessed lighting, LVT flooring.

Utility/Laundry Room

11' 3" x 7' 3" (3.43m x 2.21m)

From Garage conversion, appliance spaces, coving to ceiling, cloaks cupboard with hanging and storage, laminate flooring.



Garage

Retains a useful storage area with an electrically operated roller door, power and lighting.

Kitchen/Dining Room

22' 4" x 7' 9" (6.81m x 2.36m)

A contemporary re-figured triple aspect space with a re-fitted kitchen in a range of base units with work surfaces and tiling, re-tiled surrounds, drawer units, appliance spaces, single drainer stainless steel sink unit with mixer tap, glazed door to side aspect with vaulted storm canopy over, windows to front and rear aspects, coving to ceiling, space and plumbing for American style fridge freezer, recessed lighting, integral Neff electric slide and hide oven with Neff ceramic hob and suspended extractor fitted above, LVT flooring.



Living Room

14' 9" x 14' 5" (4.50m x 4.39m)

French doors accessing garden terrace to the rear, TV point, telephone point, two radiators, coving to ceiling.

First Floor Landing

Access to insulated loft space with ladder, lighting and boarding, housing gas fired central heating boiler.

Principal Bedroom

11' 1" x 8' 10" (3.38m x 2.69m)

UPVC window to garden aspect, single panel radiator, extensive wardrobe range with hanging and storage, recessed lighting, additional cupboard, TV point.



En Suite Shower Room

7' 0" x 4' 4" (2.13m x 1.32m)

Beautifully re-fitted in a contemporary range of white sanitaryware comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap and cabinet storage, chrome heated towel rail, over sized screened shower enclosure with independent multi head shower unit fitted over, full porcelain tiling, recessed lighting, shaver point, automatic LED lighting, skirting level lighting, ceramic tiled flooring.

Bedroom 2

10' 10" x 8' 10" (3.30m x 2.69m)

UPVC window to front aspect, double panel radiator, coving to ceiling, double wardrobe with hanging and shelving.

Bedroom 3

8' 6" x 8' 6" (2.59m x 2.59m)

Double panel radiator, UPVC window to front aspect, double wardrobe with hanging and shelving, coving to ceiling.

Bedroom 4

10' 2" x 8' 10" (3.10m x 2.69m)

UPVC window to rear aspect, single panel radiator, laminate flooring.

Family Bathroom

6' 7" x 5' 8" (2.01m x 1.73m)

Re-fitted in a contemporary three piece white suite comprising low level WC with concealed cistern, vanity wash hand basin with drawer units and cabinet storage, panel bath with folding shower screen with independent multi head shower unit fitted over, contemporary porcelain tiled surrounds, recessed lighting, chrome heated towel rail, automatic lighting, under-lit vanity mirror, ceramic tiled flooring.

Outside

The frontage is hard landscaped and laid to tegular blocks giving parking provision for at least three vehicles, outside hot water tap and lighting with gated access to the rear. To the side of the property is a timber store with doors to both front and rear gardens. The rear garden has areas of paving and timber decking, there is an extensive paved terrace, an area of astro edged in timber edged sleepers with gravel pathway leading to the rear, covered seating area with pergola measuring 11' 6" x 10' 6" (3.51m x 3.20m) offering an ideal outside seating area with lighting and patio heater.

Agents Note

There is a Solar Panel System installed with battery units effectively providing free electricity between April and September. Full specification on request..

Tenure

Freehold

Council Tax Band - D

