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- Massively Extended Detached Family Home
- Re-Fitted Open Plan Kitchen/Family Room
- Re-Fitted Sanitary Ware
- Garaging And Ample Drive Way

- Generous Living Accommodation
- Three Reception Rooms
- Landscaped Gardens
- Cul De Sac Location



**Stained Glass Panel Front Door To**

**Entrance Hall**

13' 5" x 10' 10" (4.09m x 3.30m)

Double panel radiator, double cloaks cupboard with hanging and shelving, under stairs storage cupboard, central heating thermostat, composite floor covering.

**Cloakroom**

Fitted in a two piece white suite comprising low level WC, vanity wash hand basin with mixer tap, work surface, cabinet storage and up-stands, heated chrome towel rail, recessed lighting, UPVC window to garden aspect, composite flooring.



**Kitchen/Family Room**

17' 9" x 15' 1" (5.41m x 4.60m)

Re-fitted in a contemporary range of Shaker style base and wall mounted cabinets finished in pastel with central peninsular work surface incorporating breakfast bar, drawer units, pan drawers, glass fronted display cabinets, integrated fridge freezer, a range of quality appliances incorporating AEG coffee machine, double electric oven, induction hob with suspended stainless steel extractor fitted above, integrated automatic dishwasher, single drainer one and a half bowl stainless steel sink unit with mixer tap, corner cabinets, a double aspect room with two UPVC windows to side and further UPVC window to front, UPVC door to garden aspect, double panel radiator, recessed lighting, coving to ceiling, telephone point, porcelain floor tiling, glazed internal double doors access



**Dining Room**

9' 10" x 9' 6" (3.00m x 2.90m)

Double panel radiator, coving to ceiling, sliding double glazed patio doors to **Conservatory**, further internal double glazed doors to **Sitting Room**.

**Conservatory**

20' 8" x 10' 2" (6.30m x 3.10m)

Of brick based UPVC double glazed construction, double panel radiator, wall light points, double poly carbonate roofing, French doors to garden terrace to the rear, double glazed patio doors access



**Sitting Room**

22' 0" x 15' 5" (6.71m x 4.70m)

Central fire place recess with gas and electric fire points, UPVC window to side aspect, TV point, telephone point, coving to ceiling, two double panel radiators.

**First Floor Landing**

UPVC window to front aspect, recessed lighting, access to insulated loft space, airing cupboard housing hot water cylinder and shelving.

**Master Bedroom**

15' 9" x 8' 10" (4.80m x 2.69m)

UPVC window to rear aspect, double panel radiator.

**Bedroom 2**

11' 2" x 8' 6" (3.40m x 2.59m)

Single panel radiator, extensive full height wardrobe range with hanging and shelving, UPVC window to garden aspect.

**Bedroom 3**

10' 10" x 10' 2" (3.30m x 3.10m)

UPVC window to front aspect, single panel radiator.

**Bedroom 4**

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

UPVC window to front aspect, double panel radiator.

**Family Bathroom**

6' 11" x 5' 11" (2.11m x 1.80m)

Re-fitted in a three piece contemporary white suite comprising low level WC, vanity wash hand basin with mixer tap, panel bath with independent shower fitted over and additional hand mixer shower, chrome heated towel rail, UPVC window to garden aspect, composite flooring and finished in Dolphin board.

**Outside**

To the front is an extensive brick paviour drive way giving provision for two large vehicles accessing the **Single Garage** with single up and over door, power, lighting, UPVC door and window to rear garden. The rear garden is pleasantly arranged with a brick paviour terrace, a central area of lawn edged in timber sleepers and a raised deck. The garden is enclosed by a combination of panel fencing with a selection of ornamental trees, shrubs and flowering beds, outside tap and the garden offers a reasonable degree of privacy.

**Tenure**

Freehold

Council Tax Band - D

