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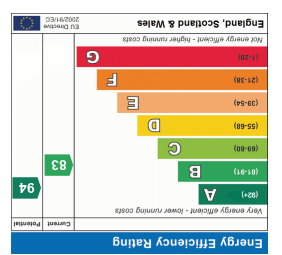


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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1068326)



- Bellway Homes Built Family Home
- Ensuite to master
- No forward chain and immediate vacant possession
- Fitted Kitchen/Diner with integrated appliances

- Three bedroomed accommodation
- Desirable 'Brampton Gate' location
- Garaging and three car drive
- Popular village position



Composite Front Door To

Reception Hall

6' 10" x 6' 2" (2.08m x 1.88m)

Double panel radiator, stairs to first floor, porcelain floor tiling.

Cloakroom

Fitted in a two piece contemporary white suite comprising low level WC, pedestal wash hand basin with mono bloc mixer tap and tiling, double panel radiator, extractor, fuse box and master switch, porcelain floor tiling.

Sitting Room

19' 6" x 11' 6" (5.94m x 3.51m)

A light double aspect room with UPVC window to front and UPVC bay window to side aspect, two double panel radiators, TV point, telephone point.

Kitchen/Breakfast Room

19' 4" x 15' 1" (5.89m x 4.60m)

A light ,triple aspect room with UPVC windows to front and rear aspects, French doors to garden terrace to the side, fitted in a contemporary range of base and wall mounted cabinets finished in contemporary grey with work surfaces and up-stands, single drainer one and a half bowl stainless steel sink unit with mixer tap, integral gas hob with suspended stainless steel extractor fitted above, double AEG electric oven, fridge freezer, automatic dishwasher, drawer units, pan drawers, two double panel radiators, larder unit, recessed lighting, understairs storage cupboard, porcelain floor tiling.

First Floor Galleried Landing

11' 4" x 9' 6" (3.45m x 2.90m)

UPVC window to rear aspect, double panel radiator, access to insulated loft space.

Principal Bedroom

14' 0" x 10' 4" (4.27m x 3.15m)

A light double aspect room with UPVC windows to front and side aspects, double panel radiator, TV point, inner access to

En Suite Shower Room

6' 11" x 4' 8" (2.11m x 1.42m)

Fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin with mixer tap, oversized screened shower enclosure with independent shower unit fitted over, recessed lighting, extractor, LVT flooring laid in herringbone pattern, UPVC window to front aspect.

Bedroom 2

12' 2" x 10' 6" (3.71m x 3.20m)

UPVC window to front aspect, double panel radiator, over stairs cupboard with hanging and storage.

Bedroom 3

8' 10" x 8' 6" (2.69m x 2.59m)

UPVC window to rear aspect, double panel radiator.

Family Bathroom

7' 6" x 7' 1" (2.29m x 2.16m)

Fitted in a four piece contemporary white suite comprising low level WC, panel bath with mixer tap, screened shower enclosure with independent shower unit fitted over, pedestal wash hand basin with mixer tap, double panel radiator, UPVC window, recessed lighting, extractor, airing cupboard housing pressurised hot water system and shelving, herringbone pattern Amtico flooring.

Outside

There is an extensive brick paviour driveway positioned to the rear of the property giving provision for up to three vehicles accessing the **Oversized Single Garage** with single up and over door, power, lighting and eaves storage space. The rear garden measures approximately 29' 6" x 28' 3" (8.99m x 8.61m) and is pleasantly arranged with a paved terrace, areas of lawn and timber shed, outside lighting and the garden is enclosed by a combination of panel fencing and brick walling offering a good degree of privacy.

Tenure

Freehold

Council Tax Band - D

