



- Prominently Positioned Family Home
- Three Reception Rooms Ideal For Entertaining And Homeworking
- Double Garaging
- Popular And Desirable Hartford Village Location

- Four Bedrooms And Three Bathrooms
- Private Gated Frontage
- Generous Low Maintenance Gardens
- No Forward Chain

Integral Storm Canopy Over

Glazed panel door to

Reception Hall

15' 6" x 7' 8" (4.72m x 2.34m)

Open tread staircase to first floor, double panel radiator, understairs recess, double cloaks cupboard, coving to ceiling.

Downstairs Bathroom

8' 3" x 5' 11" (2.51m x 1.80m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with tiling, shaver point, panel bath with hand mixer shower, shelved storage cupboard, laminate flooring, window to side aspect.

Living Room

17' 0" x 14' 11" (5.18m x 4.55m)

Two double panel radiators, wall light points, central brickwork chimney feature with inset gas fire, TV point, telephone point, sliding double glazed patio doors to front aspect, central glass division to

Dining Room

12' 7" x 8' 6" (3.84m x 2.59m)

Sliding double glazed patio doors to garden terrace, double panel radiator, coving to ceiling, serving hatch to **Kitchen**.

Family Room

13' 7" x 9' 3" (4.14m x 2.82m)

A light double aspect room with UPVC window to front and sealed unit window to side aspect, double panel radiator, coving to ceiling, dimmer switches.

Kitchen/Breakfast room

14' 5" x 9' 1" (4.39m x 2.77m)

Fitted in a range of base and wall mounted units with work surfaces and tiling, appliance spaces, inset double bowl sink unit with directional mixer tap, drawer units, tongue and groove panel work, double glazed window to garden aspect, fitted bench seating, double panel radiator.

Utility Room

9' 0" x 6' 9" (2.74m x 2.06m)

A double aspect room with UPVC window to side aspect and glazed door to side garden, fitted in a range of units with work surfaces and tiling, single drainer stainless steel sink unit with mixer tap, appliance spaces, wall mounted gas fired central heating boiler serving hot water system and radiators.

First Floor Galleried Landing

Access to insulated loft space, double panel radiator, walk in airing cupboard housing hot water cylinder and shelving.

Principal Bedroom

18' 3" x 14' 7" (5.56m x 4.45m)

UPVC window to front aspect, single panel radiator, coving to ceiling, inner access to

En Suite Bathroom

7' 10" x 5' 8" (2.39m x 1.73m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin, panel bath, full ceramic tiling, contour border tiles, hand mixer shower, UPVC window to front aspect, laminate flooring.

Bedroom 2

12' 11" x 11' 5" (3.94m x 3.48m)

Double wardrobe with hanging and storage, single panel radiator, UPVC window to front aspect.

Bedroom 3

12' 7" x 10' 11" (3.84m x 3.33m)

UPVC window to rear aspect, single panel radiator, coving to ceiling, double wardrobe with hanging and storage.

Bedroom 4

10' 11" x 10' 10" (3.33m x 3.30m)

UPVC window to garden aspect, single panel radiator, double wardrobe with hanging and storage, coving to ceiling.

Cloakroom

Fitted with low level WC, radiator, full ceramic tiling, double glazed window to garden aspect, laminate flooring.

Family Bathroom

6' 1" x 5' 7" (1.85m x 1.70m)

Double glazed window to garden aspect, fitted in a two piece white suite comprising pedestal wash hand basin, full ceramic tiling with contour border tiles, panel bath with hand mixer shower, laminate flooring, single panel radiator.

Outside

The property stands in large private, gated grounds with double timber gates accessing the extensive driveway giving provision for several vehicles leading to the **Detached Double Garage** with electrically operated roller door, power, lighting and private door to the rear. There is a central area of lawn and a selection of trees. Adjoining the Garage there is a good sized timber workshop and a covered paved area leading to the rear garden. The rear garden is pleasantly arranged and planned with low maintenance in mind, extensive areas of paving, a hard landscaped gravel bed, timber shed, green house and the garden is enclosed by a combination of panel fencing and mature evergreen screening, there is an outside tap and lighting.

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 - F

