



Approximate Gross Internal Area  
 Ground Floor = 64.3 sq m / 692 sq ft  
 First Floor = 53.4 sq m / 575 sq ft  
 Garage = 26.9 sq m / 289 sq ft  
 Total = 144.6 sq m / 1,556 sq ft



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.  
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- Four Bedrooms.
- Enclosed garden.
- Generous corner plot.

- Double garage.
- Cul-de-sac location.
- Immaculate throughout.

**Ground Floor**

**Accommodation**

A very well presented DETACHED HOUSE situated in a large corner plot within this popular residential location. The property has been updated and benefits from REFITTED KITCHEN AND BATHROOMS and a CONSERVATORY.

With FOUR BEDROOMS, TWO RECEPTION ROOMS, CONSERVATORY and a DOUBLE GARAGE.

PVCu double glazing and gas fired radiator central heating.

Door with frosted side light window to

**Entrance Porch**  
part glazed door to

**Entrance Hall**  
stairs to the First Floor Landing, laminate flooring, radiator, under stairs storage cupboard

**W.C**  
refitted and comprising W.C, vanity unit with wash hand basin, frosted window, radiator, tiled floor, half height tiling

**Dining Room**  
window to the front aspect, radiator

**Kitchen**  
refitted and comprising base and eye level cupboards, drawer units, work surfaces with tiled splash backs, stainless steel one and a half bowl sink unit, integrated double electric oven, gas hob and extractor, plumbing for washing machine, integrated fridge freezer and slimline dishwasher, tiled floor, window to the side aspect, part glazed PVCu door to the rear

**Lounge**  
coved ceiling, window to the side aspect overlooking garden, two radiators, TV point, wall light points

**Conservatory**  
brick base with PVCu double glazed widows and French doors to the rear garden, laminate flooring

**First Floor**

**First Floor Landing**

loft access

**Bedroom One**

window to the front aspect, radiator, built in wardrobe

**Bedroom Two**

window to the side aspect, radiator

**Bedroom Three**

window to front aspect, radiator

**Bedroom Four**

window to the side aspect, radiator, two double wardrobes

**Bathroom**

refitted and comprising bath with shower and fully tiled surround, pedestal wash basin, W.C, radiator, frosted window, airing cupboard with hot water cylinder

**Outside**

**Garden**

an open front garden with foot path leading to the front door. The rear garden is fully enclosed and laid mainly to lawn

**Double Garage**

up and over doors and parking to the front for two vehicles

