



Total Area: 135.0 m²

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		72	81
		EU Directive 2002/91/EC	



Offered for sale with no onward chain, this sensibly priced property certainly warrants a look. Located on the Northern edge of town with glorious open views to the front, this extended detached family home offers well balanced, spacious and flexible accommodation. Although clean and tidy throughout, this well maintained property is awaiting a new owner with vision and a desire to stamp their own mark. Well placed for local schools, public transport links and countryside walk, the fully double glazed and gas centrally heated accommodation briefly comprises; Entrance Hall, Cloakroom, Kitchen, Dining Room, Sitting Room and Study, Bedroom One with En Suite, Bedroom Two with Dressing Room/Nursery, two further Bedrooms and a Family Bathroom. Outside, there are fabulous, deceptive corner plot gardens, a Garage and parking.



ROOM DESCRIPTIONS

Entrance Hall

Entered via composite double glazed door. Useful storage cupboard and doors to Cloakroom and Kitchen. A further door to remainder of Hallway with stairs rising to first floor accommodation with storage space below.

Cloakroom

Fitted with a suite comprising; low level W.C and vanity counter with inset basin. Vinyl flooring and UPVC double glazed window to side.

Kitchen

8' 6" x 9' 9" (2.59m x 2.97m)

Fitted with a range of wall and base units with work surfaces over. Inset one and a half bowl stainless steel sink and drainer with mixer tap and tiled splash backs. Gas oven and extractor. Undercounter fridge, freezer and washing machine. Tiled floor. UPVC double glazed door and window to rear.

Sitting Room

20' 3" x 10' 9" (6.17m x 3.28m)

Feature Granite fireplace with inset gas coal effect fire. Radiator. Two UPVC double glazed windows to front aspect with glorious views.

Dining Room

19' 2" x 8' 2" (5.84m x 2.49m)

Two radiators. Serving hatch to Kitchen. UPVC double glazed door and window to rear. Door to Study.

Study

7' 1" x 10' 5" (2.16m x 3.17m)

Radiator. UPVC double glazed window to front.

First Floor Landing

Loft access. Doors to all Bedrooms and Family Bathroom.

Bedroom 1

12' 0" x 11' 0" (3.66m x 3.35m)

Radiator. UPVC double glazed window to front. Door to En Suite Shower Room.

En Suite Shower Room

Fitted with a tiled shower cubicle with thermostatic shower and vanity counter with inset basin. Strip light and wall mounted heater.

Bedroom 2

9' 3" x 11' 11" (2.82m x 3.63m)

UPVC double glazed window to rear. Radiator. Opening to Dressing Room/Nursery.

Dressing Room/Nursery

13' 4" x 6' 11" (4.06m x 2.11m)

UPVC double glazed window to rear. Radiator.

Bedroom 3

9' 2" x 7' 0" (2.79m x 2.13m)

Built in storage cupboard. UPVC double glazed window to front. Radiator.

Bedroom 4

9' 3" x 7' 10" (2.82m x 2.39m)

UPVC double glazed window to rear. Radiator.

Bathroom

Tiled a fitted with a white suite comprising; panelled bath with mixer tap, shower attachment and glazed screen, pedestal wash hand basin and low level W.C. Radiator. UPVC double glazed window to side.

Front Garden

Predominantly laid lawn with floral bed and path to front door and rear Garden.

Rear Garden

Garage

Up and door to front and pedestrian door to rear.

Tenure & Council Tax Band

Tenure: Freehold

Council Tax band: D

