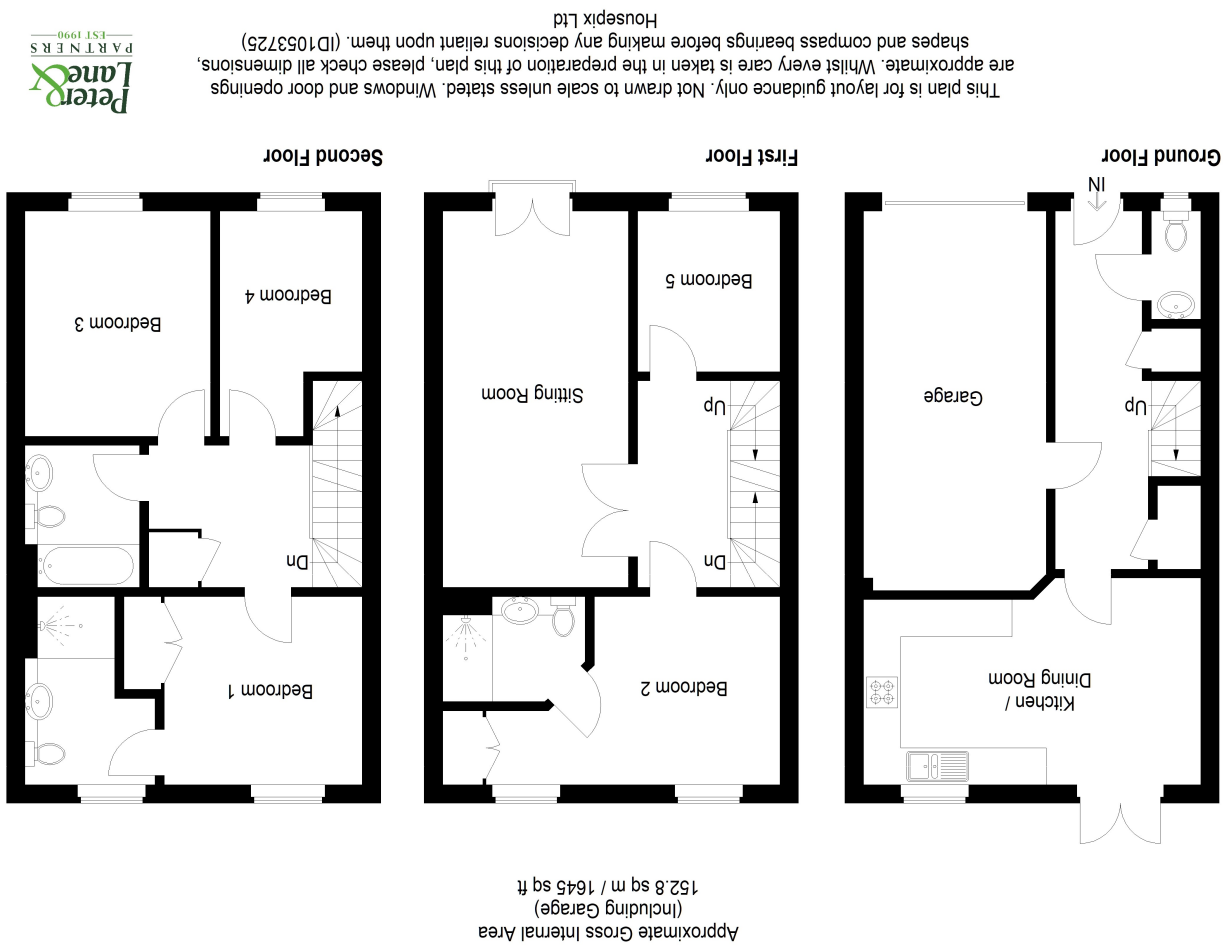
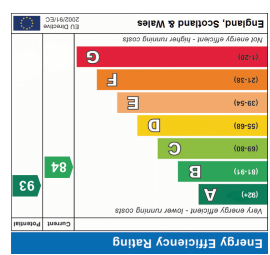


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.



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- Fabulous Town House
- Two En Suites, Family Bathroom And Cloakroom
- 20' Tandem Garage
- Views Over The Golf Course To The Rear
- Positioned Within The Exclusive Golf Course Development

- Five Bedrooms
- Fitted Kitchen With Appliances
- An Ideal Family Space
- Fronting A Pleasant Area Of Green



Composite Part Glazed Front Door To

Reception Hall

20' 6" x 7' 4" (6.25m x 2.24m)

Stairs to first floor, radiator with decorative cover, central heating thermostat, cloaks cupboard with lighting, understairs storage cupboard with lighting, Amtico flooring.

Cloakroom

Fitted in a two piece white suite comprising low level WC, pedestal wash hand basin with tiling, UPVC window to front aspect, radiator, Amtico flooring.

Tandem Garage

21' 8" x 10' 1" (6.60m x 3.07m)

Electrically operated up and over door, wall mounted gas fired central heating boiler serving hot water system and radiators. Fully plastered internally and painted white.

Kitchen/Breakfast Room

17' 10" x 9' 11" (5.44m x 3.02m)

UPVC window and French doors to garden terrace to the rear, fitted in a contemporary range of handleless base and wall mounted cabinets with complementing work surfaces and up-stands, under unit lighting, a selection of integrated appliances incorporating Kenwood electric oven, fridge freezer, automatic dishwasher, automatic washing machine, integral gas hob with suspended stainless steel extractor unit fitted above, TV point, telephone point, double panel radiator, single drainer one and a half bowl stainless steel sink unit with mixer tap, Amtico flooring.



First Floor Galleried Landing

Stairs to second floor, double panel radiator, glazed internal double doors to

Sitting Room

19' 8" x 10' 1" (5.99m x 3.07m)

Two double panel radiators, French doors with Juliette balcony overlooking a landscaped green, TV point, telephone point.

Principal Bedroom

15' 9" x 9' 10" (4.80m x 3.00m)

Two UPVC windows to rear aspect with views over the Golf Course, double panel radiator, double wardrobe with hanging and shelving, inner door to



En Suite Shower Room

7' 8" x 5' 0" (2.34m x 1.52m)

Fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin with mixer tap, chrome heated towel rail, oversized screened shower enclosure with independent shower unit fitted over, shaver point, extractor, Amtico flooring.

Bedroom 5/Study

8' 6" x 7' 3" (2.59m x 2.21m)

UPVC window to front aspect, double panel radiator.

Second Floor Landing

Access to insulated loft space with lighting, airing cupboard housing pressurised hot water system and shelving, double panel radiator.

Guest Room

9' 10" x 7' 2" (3.00m x 2.18m)

Double panel radiator, double wardrobe with hanging and shelving, inner door to

Guest En Suite Shower Room

10' 0" x 7' 0" (3.05m x 2.13m)

Fitted in a three piece range of white sanitary ware comprising low level WC, pedestal wash hand basin with mixer tap, UPVC window to rear aspect, chrome heated towel rail, extractor, shaver point, oversized screened shower enclosure with independent shower unit fitted over, Amtico flooring.

Bedroom 3

11' 10" x 9' 10" (3.61m x 3.00m)

UPVC window to front aspect, double panel radiator, TV point.

Bedroom 4

12' 2" x 7' 3" (3.71m x 2.21m)

Double panel radiator, TV point, UPVC window to front aspect.

Family Bathroom

6' 11" x 6' 6" (2.11m x 1.98m)

Fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin with mixer tap, panel bath with folding shower screen and mixer tap hand shower, chrome heated towel rail, extensive ceramic tiling, tiled skirting.

Outside

To the front is an extensive brick paviour driveway giving parking provision for several vehicles accessing the **Tandem Integral Garage** as described. There is a area of triangular lawn enclosed by box hedging, outside lighting and EV point. There is a generous side and rear garden measuring approximately 55' 9" x 36' 1" (16.99m x 11.00m) with an extensive paved terrace, areas of lawn, a raised area of timber decking, timber edged cobbled bed with a paved area to the side for use as bin storage, outside power, lighting with gated access to the front and the garden is enclosed by a combination of panel fencing offering a reasonable degree of privacy.

Agents Note

The property is subject to a management charge of approximately £500.00 per annum to First Port

Tenure

Freehold
Council Tax Band - E

