





## PROPERTY DESCRIPTION

A stunning and modern four double bedroom detached house ideally situated within this recently built development known as 'Foundry Meadows'. The bright accommodation is set over three floors, on the ground floor there is an entrance hall, lounge, modern kitchen/diner and utility room. To the first floor there are three bedrooms (one with en-suite) and family bathroom. On the second floor there is the dual aspect master bedroom with en-suite. Outside the property boasts; a barn style car port, off road parking for multiple vehicles and a landscaped west facing rear garden. This home is located across the road from the park within the development and is to be sold with the remainder of the 10 year warrantee.

## FEATURES

- Stunning Detached Home
- Four Double Bedrooms
- Remainder of the 10 Year Guarantee
- Stunning Kitchen/Diner
- West Facing Rear Garden
- Three Bathrooms
- Off Road Parking For Multiple Vehicles
- Council Tax Band - E





## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via UPVC front door with double glazed patterned insert, double glazed window to the side, radiator, useful under-stairs storage cupboard.

### Cloakroom/W/C

A modern fitted white suite comprising; low-level WC, corner wash hand basin with chrome mixer tap and tiled splash-back, radiator.

### Lounge

12' 11" x 12' 2" (3.94m x 3.71m) Double glazed window to the front, television point, radiator.

### Kitchen/Diner

18' 1" x 9' 3" (5.51m x 2.82m) Double glazed window and French doors to the rear with the latter opening onto the patio. A stunning kitchen comprising; a range of laminate working surfaces with inset 1 1/2 bowl stainless steel sink and drainer unit with chrome central mixer tap, insert four ring gas hob with stainless steel extractor fan over and stainless steel splash-back. A range of matching wall and base cupboards with fitted drawers, built in appliances comprising dishwasher and electric oven, space for tall fridge freezer, radiator.

### Utility Room

7' 8" x 5' 5" (2.34m x 1.65m) UPVC door with double glazed insert opening onto the side of the property, laminate working surface, two base cupboards, space for washing machine and tumble dryer, wall mounted gas fired central heating boiler.

### First Floor Landing

Double glazed window to the side, useful storage cupboard with shelving.

### Bedroom 2

12' 11" x 10' 8" (3.94m x 3.25m) Double glazed window to the front, radiator.

### En-Suite

Double glazed patterned window to the front, a modern fitted white suite comprising; fully tiled shower cubicle with Mira electric shower over, pedestal wash hand basin with chrome mixer tap, low-level WC, radiator.

### Bedroom 3

9' 7" x 9' 5" (2.92m x 2.87m) Double glazed window to the rear overlooking the garden, radiator.

### Bedroom 4

9' 5" x 8' 3" (2.87m x 2.51m) Double glazed window to the rear overlooking the garden, radiator.

### Family Bathroom

Double glazed patterned window to the side. A modern fitted white suite comprising; panelled bath with chrome mixer tap, pedestal wash hand basin with chrome mixer tap, low-level WC, radiator, part tiled walls.

### Second Floor Landing

Double glazed window to the side.

### Master Bedroom

16' 10" into bay x 11' 4" (5.13m into bay x 3.45m) A dual aspect room with double glazed Velux window to the front and double glazed window to the rear with the latter overlooking the garden, radiator, storage cupboard.

### En-Suite

Double glazed Velux window to the rear, A modern fitted white suite comprising; fully tiled walk-in shower cubicle with thermostatic shower over, pedestal wash and basin with chrome central mixer, tap low-level WC, extractor fan, radiator.

### Outside

The front of the property is approached via a block paved driveway providing off-road parking for multiple vehicles with one area being set beneath a barn style carport, gated side access, The remainder of the front garden is laid with lawn with well planted shrub borders.

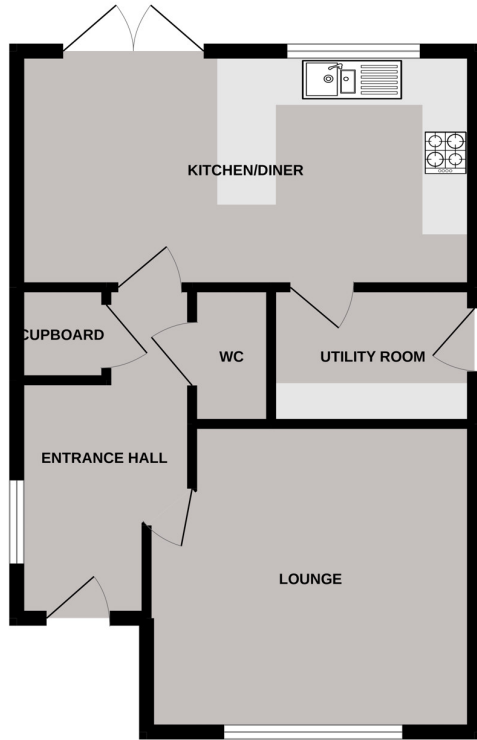
Adjacent to the rear of the property there is an extensive patio which is an ideal entertaining area, timber frame shed, water tap, gated side access, the remainder of the garden has been landscaped by the current vendor and is mainly laid with stone with various raised beds.

### NB

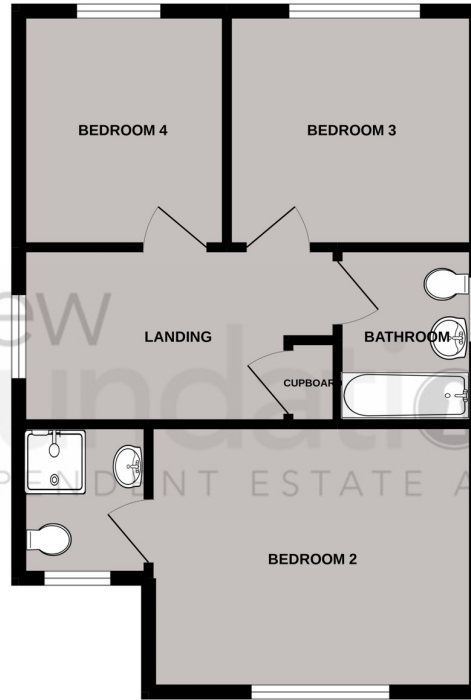
We have been verbally advised there is a service charge of approximately £260 per annum.

# FLOORPLAN

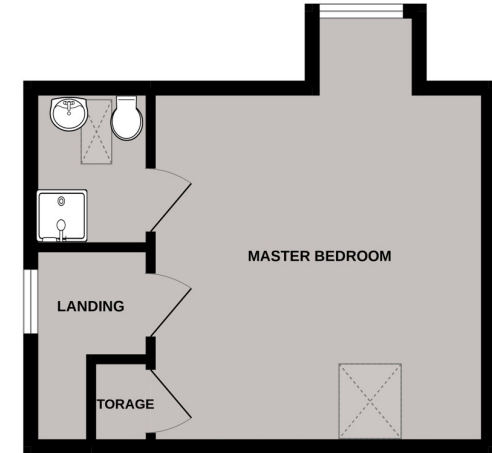
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		94
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

