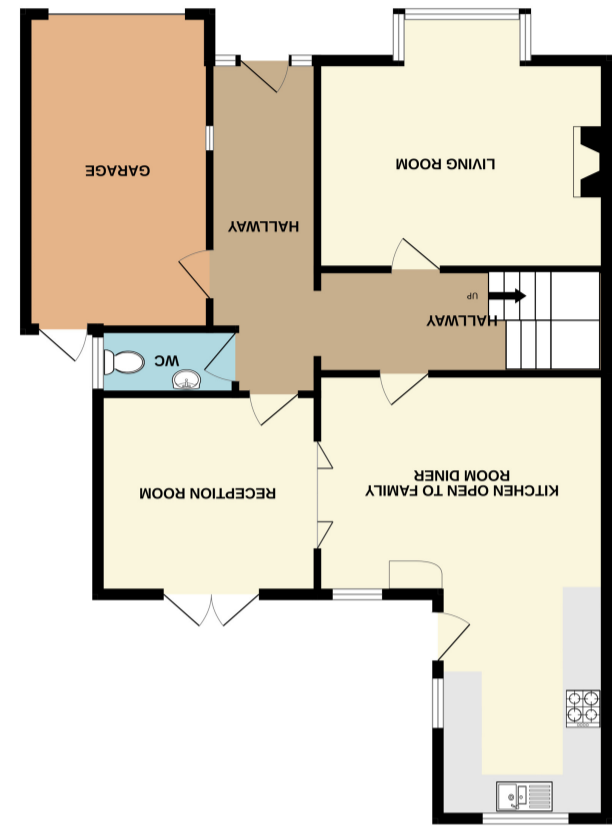
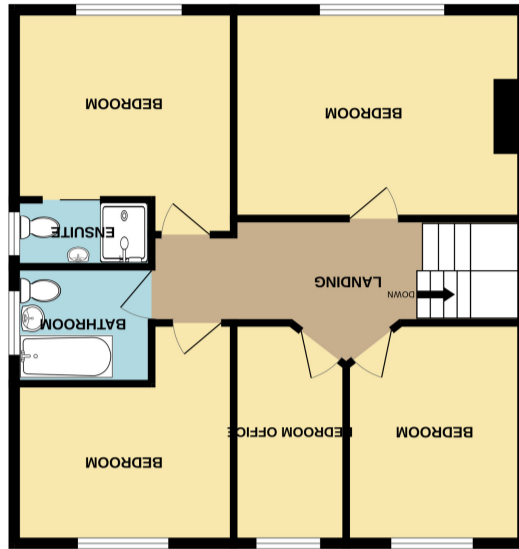
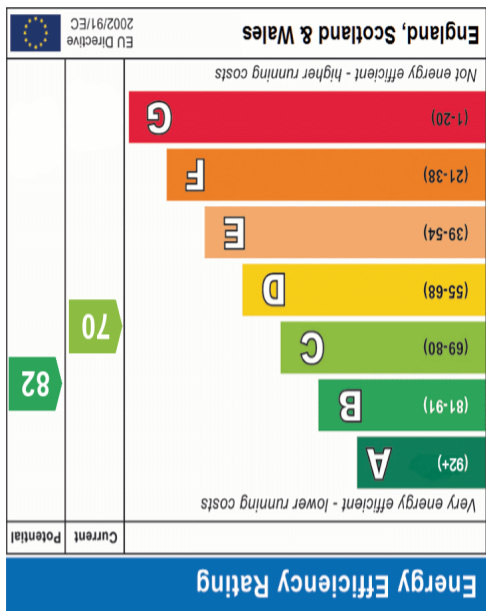


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.



TOTAL FLOOR AREA: 1632 sq.ft. (151.6 sq.m.) approx.
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REAR GARDEN

Beautifully landscaped and sectioned SOUTH FACING garden! Approximately 120ft of outdoor space to enjoy with family and friends. Look forward to hosting BBQs in the coming summer months, get the paddling pool and trampoline ready for the school summer holidays. Always dreamed of having a hot tub? What about a vegetable garden? Well, dream no more...this gorgeous garden allows for all that and more! Plus, you have a recently installed large decked al-fresco dining area, perfect for wine and dining during the glorious summer days and cool nights.

FRONTAGE

Paved multi-vehicle driveway; Access to garage via electric roller door; Canopied porch; Newly installed double glazed composite entrance door with matching side panels into L-shaped hallway.

L-SHAPED HALLWAY

17' 7" max depth x 21' 5" max width into staircase, narrowing to 5' 7" upon entry. A fabulously spacious and welcoming hallway sets the scene for the rest of this home, which is immaculately presented and sublimely beautifully decorated throughout. Hallway offers: Ample under-stairs storage; Timber laminate flooring; Two radiators with ornate radiator covers; Central heating thermostat; Ceiling light fittings; Internal fire proof door into integral garage.

FAMILY DINING ROOM OPENING TO KITCHEN

14' 11" x 11' 5" (4.55m x 3.48m) The heart of this charming family home lies here in the magnificent living/dining/kitchen areas. Socialising, entertaining, and special family moments are to be enjoyed here to continue fulfilling the purpose behind the design. This area boasts: Plenty of space for large dining suite; Timber laminate flooring; Double glazed window to rear garden; Ceiling light fitting; Breakfast bar extending through to kitchen.

KITCHEN

11' 7" x 8' 4" (3.53m x 2.54m) Wow! What an amazing kitchen for you to impress your guests/family with your culinary skills in this chef's delight kitchen! Providing you with a range of cabinets and drawers, to include: Wall and base unit incorporating two glass display cabinets; Ambient under-counter lighting and cabinet uplighters; Two x full length storage cabinets; Mixer tap to one and a half bowl contemporary sink and drainer; Integral Smeg dishwasher; Integral full length fridge; Cooker with electric oven and gas hob; Extractor hood. Other features include: Pitched roof with double glazed velux window; Ceiling spotlights; Double glazed window to rear and side aspects; Double glazed door into garden; Wall-mounted concealed combi boiler; Tiled splashbacks; Slate tiles to flooring.

SNUG//HOME OFFICE/PLAY ROOM

11' 3" x 10' 5" (3.43m x 3.17m) Fabulous views over the sunny South facing rear garden. Incorporating al-fresco dining via the double glazed French doors leading to the large decked entertaining area. A versatile room to be used however best suits your family's needs. Timber laminate flooring; Ceiling light fittings; Ornate covers to radiator.

BAY FRONTED LIVING ROOM

13' 0" into bay x 14' 11". A lovely, bright and spacious main living room adorned with: Plantation shutters to double glazed front aspect window; Feature multi-fuel log burner to mantle and granite hearth; Panelled cover to radiator; Ceiling light fitting; Carpeted flooring.



GROUND FLOOR CLOAKROOM

6' 10" x 3' 5" (2.08m x 1.04m) Contemporary cloakroom comprising of: Double glazed window to side aspect; Mixer tap to high gloss vanity unit; Chrome wall mounted heated towel rail; Bevelled tiled walls to half height; Waterproof timber laminate flooring.

INTEGRAL GARAGE

16' 2" x 9' 6" (4.93m x 2.90m) Electric roller door to front; Door to rear garden; Pitched roof; Ceiling light fitting; Power points throughout. Fireproof door to entrance hall.

FIRST FLOOR LANDING

19' 9" max x 7' 8" (6.02m x 2.34m) Spacious, light and bright, the hallway is accessed via a carpeted return staircase with timber balustrade; Doors leading to five bedrooms and bathroom; Ornate cover to radiator; Ceiling light fitting; Carpeted flooring.

BEDROOM ONE

11' 2" x 9' 10" plus door recess of 2' 6". Beautifully presented main bedroom with: Plantation Shutters to double glazed front aspect window. Feature oak sliding door with iron rollers to En-suite; Radiator; Ceiling light fitting; Carpeted flooring.

EN-SUITE

6' 10" x 3' 6" (2.08m x 1.07m) Comprising of: Double glazed window to side aspect; Double shower enclosure; Glass folding screen doors; Electric wall mounted shower; Mixer tap to high gloss vanity unit; WC; Tiled splashbacks; Chrome heated towel rail; Waterproof timber laminate flooring.

BEDROOM TWO

14' 11" x 10' 11" (4.55m x 3.33m) Spacious, light and bright double bedroom with: Plantation shutters to double glazed front aspect window; Radiator; Ceiling light fitting; Carpeted flooring.

BEDROOM THREE

11' 6" max x 8' 9" (3.51m x 2.67m) Vertical blinds to double glazed rear aspect window, with gorgeous views of the garden; Carpeted flooring; Radiator; Ceiling light fitting.

BEDROOM FOUR

11' 3" x 7' 10" plus door recess of 3' 3" Rarely will you find a house offering FOUR DOUBLE BEDROOMS! You really are spoilt for choice! This fourth bedroom also has stunning views of the rear garden; Radiator; Ceiling light fitting; Timber laminate flooring.

BEDROOM FIVE/HOME OFFICE/GAMING ROOM

11' 2" x 5' 11" (3.40m x 1.80m) Spacious room for a single bed and bedroom suite. If you do not require five bedrooms, this room is already set up to be used as a home office. Would also be a perfect space for the gaming enthusiasts. Lovely views over the rear garden; Radiator; Ceiling light fittings; Vertical blinds to double glazed window; Carpeted flooring..

FAMILY BATHROOM

6' 10" x 6' 1" (2.08m x 1.85m) Immaculate and sparkling clean! Double glazed window to side aspect; Modern bath suite comprising of: Panelled bath; Wall-mounted electric shower; Bi-fold shower screen; Mixer tap to high gloss vanity unit and basin; WC; Chrome heated towel rail; Tile effect flooring; Tiled walls to bath and shower area.

