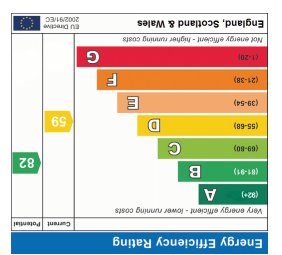


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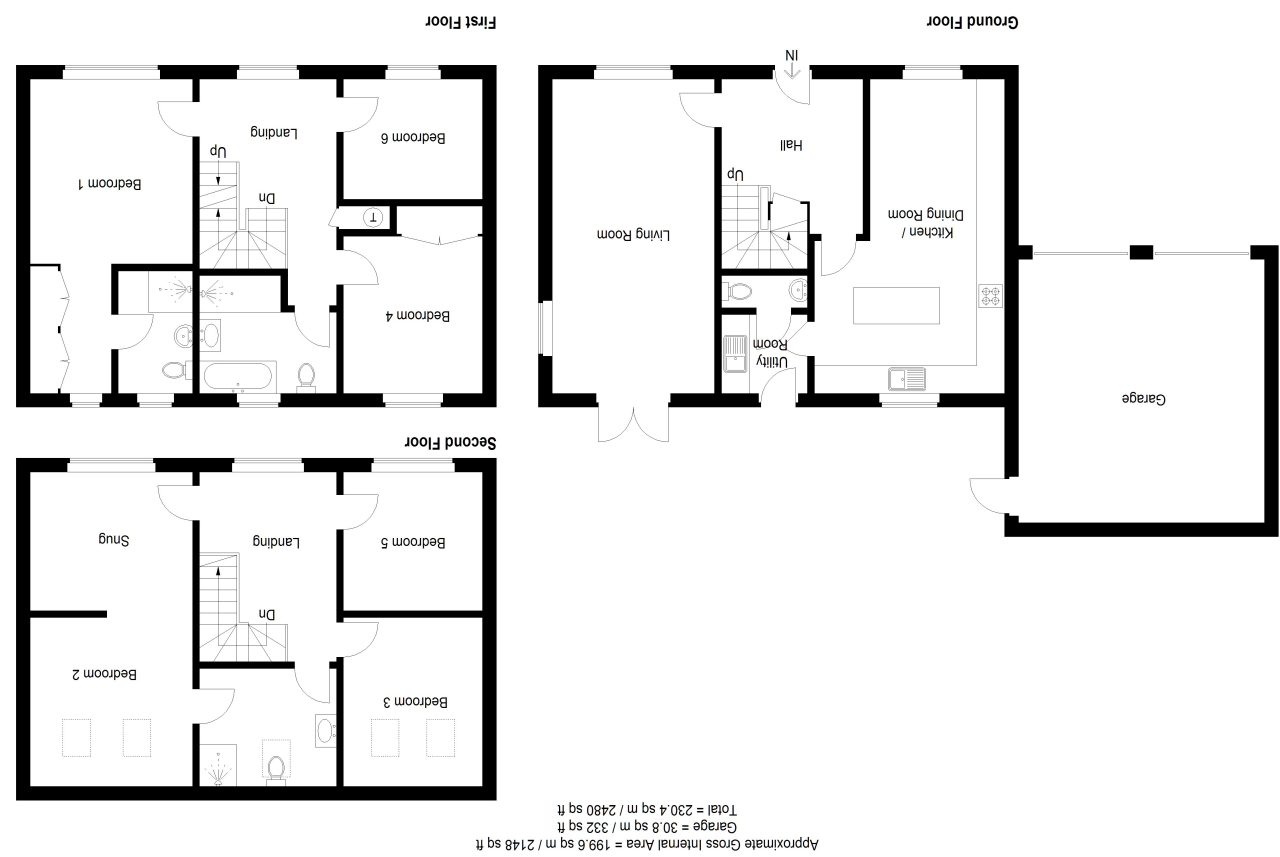


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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (D1112383)
 Housepix Ltd



- Beautifully Presented Family Home
- Re-Fitted Kitchen/Breakfast/Dining Room
- Principal Bedroom With Dressing Area And Re-Fitted En Suite
- Re-Fitted Jack And Jill Bathroom
- Well Kept Front And Rear Gardens
- Accommodation Over Three Floors
- Re-Fitted Cloakroom And Utility Room
- Guest Bedroom With Snug
- Four Additional Bedrooms
- Double Garage And Off Road Parking Provision



Composite Double Glazed Door To

Reception Hall

Coving to ceiling, radiator, stairs to first floor, understairs storage cupboard.

Cloakroom

Re-fitted in a two piece suite comprising low level WC, wash hand basin, radiator.

Living Room

22' 5" x 11' 6" (6.83m x 3.51m)

A triple aspect room with windows to front, side and rear, French doors to rear aspect, coving to ceiling, two radiators, central fireplace with inset cast iron log effect gas burning stove, hearth and timber bressumer over.



Kitchen/Dining Room

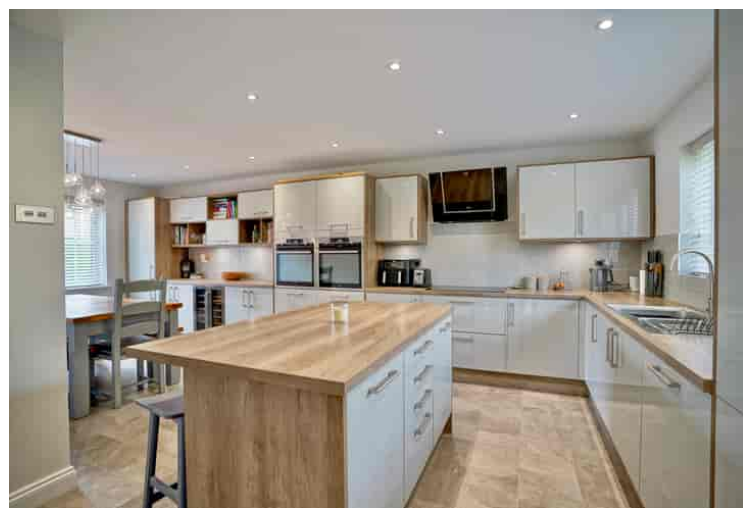
22' 5" x 13' 4" (6.83m x 4.06m) maximum

A double aspect room with double glazed windows to front and rear aspects, re-fitted in a comprehensive range of base and wall mounted cabinets, drawer units, complementing work surfaces and tiling, stainless steel single drainer one and a half bowl sink unit with mixer tap, a range of integrated appliances incorporating full height fridge, full height freezer, dishwasher, induction hob with extractor hood over, twin double electric ovens, wine cooler, central island breakfast bar, recessed downlighters, vertical radiator.

Utility Room

5' 8" x 5' 5" (1.73m x 1.65m)

Composite double glazed door to rear aspect, re-fitted in a range of base and wall mounted units with complementing work surfaces and tiling, stainless steel single drainer sink unit with mixer tap, integrated microwave, plumbing for washing machine, recessed downlighters.



First Floor Landing

Double glazed window to front aspect, radiator, coving to ceiling, stairs to second floor.

Principal Bedroom

13' 4" x 11' 5" (4.06m x 3.48m)

Double glazed window to front aspect, coving to ceiling, radiator.

Dressing Area

9' 2" x 3' 4" (2.79m x 1.02m)

Two double built in wardrobes, double glazed window to rear aspect, radiator.



En Suite Shower Room

Double glazed window to rear aspect, re-fitted in a three piece suite comprising low level WC, vanity wash hand basin, PIR sensor light, double shower cubicle with drench style head and separate hand held attachment, complementing tiling, chrome heated towel rail, storage unit.



Bedroom 4

11' 2" x 9' 8" (3.40m x 2.95m)

Double glazed window to rear aspect, coving to ceiling, radiator, double built in wardrobe.

Bedroom 6

9' 7" x 8' 5" (2.92m x 2.57m)

Double glazed window to front, coving to ceiling, radiator.

Family Bathroom

Double glazed window to rear aspect, re-fitted in a four piece suite comprising low level WC, vanity wash hand basin, panel bath, PIR sensor light, double shower enclosure with drench style shower head and additional hand held shower, complementing tiling, chrome towel rail.

Second Floor Landing

9' 4" x 6' 5" (2.84m x 1.96m)

Double glazed window to front aspect, radiator, study space.

Bedroom 2

12' 2" x 11' 8" (3.71m x 3.56m)

Divided into two separate areas, two Velux windows to rear with fitted blinds, sloping ceiling, radiator.

Snug

11' 5" x 10' 0" (3.48m x 3.05m)

Double glazed window to front aspect, coving to ceiling, radiator.

Jack And Jill Shower Room

Velux window to rear aspect, re-fitted in a three piece suite comprising low level WC, vanity wash hand basin, double shower cubicle, storage cabinet, chrome heated towel rail, coving to ceiling, recessed downlighters, PIR sensor light, door to landing.

Bedroom 3

12' 5" x 9' 9" (3.78m x 2.97m)

Two Velux windows to rear aspect with fitted blinds, radiator, coving to ceiling.

Bedroom 5

9' 9" x 9' 9" (2.97m x 2.97m)

Double glazed window to front aspect, radiator, coving to ceiling, restricted head height.

Outside

The front garden is laid to lawn landscaped with sleepers, outside lighting and a double width driveway leading to the **Double Garage** measuring 18' 6" x 17' 2" (5.64m x 5.23m) with twin up and over doors, power, lighting, eaves storage space and housing central heating boiler. The rear garden has two patio seating areas, outside lighting, power points and tap, laid to lawn with raised sleeper beds, mature trees and enclosed by panel fencing and brick walling.

Tenure

Freehold

Council Tax Band - F

