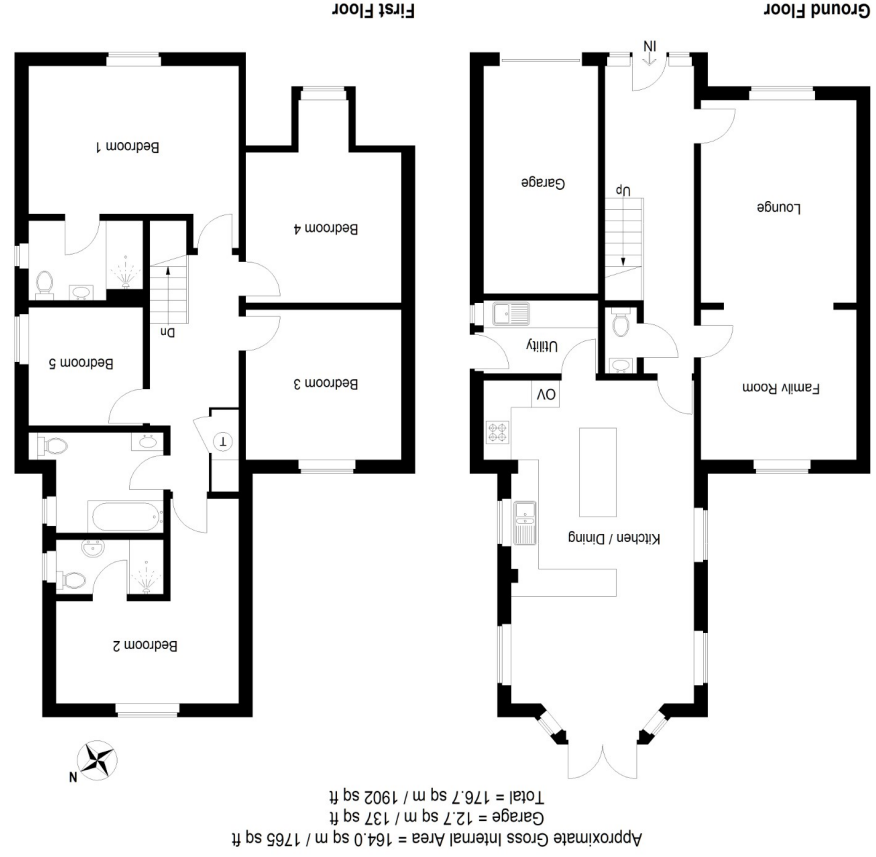


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions and compass bearings before making any decisions reliant upon them. (ID1063752)  
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- Amesview Built Family Home
- En Suites To Principal And Guest Bedrooms
- Mature And Private Gardens
- Superb Family Accommodation
- NO CHAIN
- Five Bedrooms
- Triple Aspect 23' Kitchen/Family Room
- Oversized Garage And Ample Parking Provision
- Desirable Village Location



**Composite Glazed Panel Door To**

**Reception Hall**

22' 10" x 6' 6" (6.96m x 1.98m)

UPVC window to front aspect, coats hanging area, double panel radiator, stairs to first floor, understairs recess.

**Cloakroom**

Re-fitted in a two piece white suite comprising low level WC, vanity wash hand basin with mono block mixer tap and tiled surrounds, anthracite radiator, extractor, coving to ceiling, decorative ceramic floor tiling.

**Kitchen/Breakfast/Family Room**

23' 6" x 15' 2" (7.16m x 4.62m)

A light triple aspect open plan family space with two UPVC windows to side aspects and French doors to garden terrace to the rear, fitted in a traditional range of light Oak base and wall mounted cabinets with complementing work surfaces and tiled surrounds, single drainer one and a half bowl ceramic sink unit with mixer tap, glass fronted display cabinets, central dividing peninsular unit incorporating drawer units and cabinet storage, double panel radiator, integral twin electric oven and gas hob with bridging unit and extractor fitted above, central island unit, fixed display shelving and cupboard units, coving to ceiling.

**Laundry Room**

9' 0" x 5' 4" (2.74m x 1.63m)

Fitted in a range of base and wall mounted units with work surfaces and tiling, single drainer stainless steel sink unit with mixer tap, UPVC window and glazed door to side aspect, composite floor covering.

**Family Room**

11' 0" x 10' 9" (3.35m x 3.28m)

UPVC window to garden aspect, double panel radiator, coving to ceiling, walnut floor covering, glazed internal double doors to

**Sitting Room**

14' 10" x 11' 2" (4.52m x 3.40m)

UPVC window to front aspect, central natural stone fireplace with limestone hearth and inset Living Flame coal effect gas fire, TV point, telephone point.

**First Floor Galleried Landing**

Access to insulated loft space, coving to ceiling, central heating thermostat, airing cupboard housing hot water cylinder and shelving.

**Principal Bedroom**

15' 3" x 13' 5" (4.65m x 4.09m)

UPVC window to front aspect, double panel radiator, coving to ceiling, architectural roof lines.

**En Suite Shower Room**

8' 4" x 5' 9" (2.54m x 1.75m)

Re-fitted in a three piece contemporary white suite comprising low level WC, suspended vanity wash hand basin with mixer tap, UPVC window to side aspect, walk in screened oversized shower enclosure with independent multi head shower unit fitted over, full ceramic tiling, recessed lighting, chrome heated towel rail, ceramic tiled flooring.

**Guest Room**

14' 8" x 13' 0" (4.47m x 3.96m)

UPVC window to rear aspect, double panel radiator, coving to ceiling, inner access to

**Guest En Suite Shower Room**

7' 10" x 4' 0" (2.39m x 1.22m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, screened oversized shower enclosure with independent shower unit fitted over, full marble tiling, chrome heated towel rail, extractor, UPVC window to side aspect, porcelain floor tiling.

**Bedroom 3**

13' 5" x 11' 2" (4.09m x 3.40m)

UPVC window to front aspect, radiator, coving to ceiling.

**Bedroom 4**

11' 8" x 11' 3" (3.56m x 3.43m)

Double panel radiator, UPVC window to rear aspect, coving to ceiling.

**Bedroom 5**

8' 6" x 8' 4" (2.59m x 2.54m)

UPVC window to side aspect, double panel radiator, coving to ceiling.

**Family Bathroom**

10' 4" x 7' 3" (3.15m x 2.21m)

UPVC window to side aspect, re-fitted in quality a range of white sanitaryware comprising low level WC, vanity wash hand basin with marble work surface and mixer tap, panel bath with folding shower screen and mixer tap hand shower, chrome heated towel rail, Travertine tiled surrounds, recessed lighting, coving to ceiling, ceramic tiled flooring.

**Outside**

To the front is an extensive brick paviour driveway giving parking provision for several vehicles accessing the oversized garaging, a selection of ornamental trees and the garden is enclosed by a combination of panel fencing and mature Laurel hedging. The rear garden is private and mature with an extensive paved seating area, shaped lawns, a selection of ornamental trees, shrubs and flower beds, outside tap, lighting and timber play house.

**Tenure**

Freehold

Council Tax Band - F

**Town-and-Country**

