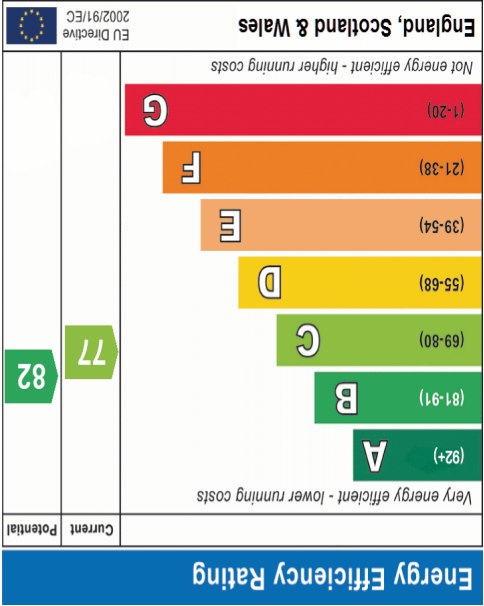


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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.







#### PROPERTY INFORMATION

Over the past few years, the owners have made many upgrades of which you will benefit from, to include:

- 2019 Fence Panels to Right Boundary with Concrete Posts and Concrete Barge Boards
- 2019 - 2022 New Double-Glazed Windows Throughout
- 2020 New Driveway
- 2021 New Conservatory Bi-Fold Doors
- 2021 New LVT Flooring in Hallway, Dining and Conservatory
- 2021 New Bathroom, En-Suite & Cloakroom
- 2021 New Solar Panels x 12. 7.2 KW Batteries, IBoost Hot Water Heater (Gas & Electric approx. £1000 pa)
- 2022 New Boiler & Serviced Annually
- New Soffits, Fascias, Guttering
- House Alarm Annually Serviced
- Brick-Built Shed 22 ft x 6 ft, with Separate Consumer Unit

#### PROPERTY FRONTAGE

Multi-Vehicle Driveway; Bordered Shrubs and Trees; Gated Side Access to Rear; Garage with Electric Roller Door; White Picket Fence.

#### ENTRANCE HALLWAY

9' 4" x 5' 4" (2.84m x 1.63m) LVT Flooring; Radiator; Ceiling Light Fitting; Doors to Living Room and Kitchen; Carpeted Stairs to Upper Landing.

#### LIVING ROOM

19' 0" x 10' 2" (5.79m x 3.10m) A lovely, light and bright living room with: Large Double-Glazed Bay Window to Front; Double-Glazed Window to Side; Feature Fireplace; Carpeted Flooring; Ceiling Light Fittings; Doors to Dining Room.

#### KITCHEN

12' 1" narrows to 9ft 4ins x 10' 4" (3.68m x 3.15m) Fully-Fitted Kitchen to include: Ample Wall and Base units and Drawers; Ambient Under-Cabinet Lighting; Integrated Siemens Double Electric Oven; Integrated Electric Hob; Mixer Tap to Stainless Steel Sink; Space for Dishwasher; Tiled Splashbacks; Double-Glazed Window to Rear; Ceiling Light Fittings; Door to Utility Room.

#### UTILITY ROOM

6' 10" x 5' 1" (2.08m x 1.55m) Fitted Units and Worktop to match Kitchen Cabinets; Space for Washing Machine and Dryer; Boiler; Tiled Splashback; Tile-Effect Flooring; Door to Cloakroom; Double-Glazed Door to Rear Garden,

#### CLOAKROOM

5' 0" x 2' 10" (1.52m x 0.86m) Modern two-piece suite comprising of: Mixer Tap to Vanity Basin; WC. Wall-Mounted Towel Radiator; Double-Glazed Window; Ceiling Light Fitting; Tiled Walls with Mosaic Border.

#### DINING ROOM

10' 7" x 8' 9" (3.23m x 2.67m) The dining room is accessed via the living room, kitchen, or conservatory. LVT Flooring; Radiator; Ceiling Light Fitting; Bi-Fold Doors to Conservatory.

#### CONSERVATORY

14' 1" x 10' 8" (4.29m x 3.25m) Views over the beautiful and private garden. Enjoy watching the changing seasons in the comfort of your stunning conservatory. Double-Glazed Windows with Feature Rose Stained Glass Windows to all aspects; LVT Flooring; Radiator; Double-Glazed French Doors to Rear Garden

#### UPPER LANDING

16' 5" x 3' 2" (5.00m x 0.97m) U-Shaped Carpeted Landing with: Double-Glazed Window allowing for plenty of natural light to flow through; Radiator; Access to Loft via Drop-Down Ladder. Loft is Fully Insulated and Partly Boarded; Doors to Bedrooms and Bathroom.

#### BEDROOM ONE

11' 10" x 11' 3" (3.61m x 3.43m) Substantially sized double bedroom with: Carpeted Flooring; Built-in-Robes x 3 Doubles; Matching Drawers and Bedside Cabinets; Radiator; Ceiling Light Fitting; Double Glazed Window; Door to En-Suite.

#### EN-SUITE

8' 0" x 5' 6" (2.44m x 1.68m) Modern three-piece suite comprising of: Glass Door to Shower Cubicle; Wall-Mounted Rainfall Shower Head plus Hand-Held Shower Attachment; Mixer Tap to Vanity Basin; WC. Wall-Mounted Towel Radiator; Shaver Socket; Double-Glazed Window; Tiled Splashback with Mosaic Border; Ceiling Light Fitting.

#### BEDROOM TWO

11' 8" x 9' 7" (3.56m x 2.92m) Spacious double bedroom with: Built-in-Robes with Matching Drawers, Bedside Cabinets; and Wall-Mounted Open Display Cabinet; Carpeted Flooring; Double Glazed Window; Radiator.

#### BEDROOM THREE

Double Bedroom with: Fitted Double Robe; Carpeted Flooring; Double Glazed Window; Ceiling Light Fitting; Radiator.

#### BEDROOM FOUR

7' 7" x 6' 8" (2.31m x 2.03m) Laminate Flooring; Fitted Robe; Radiator; Double Glazed Window; Ceiling Light Fitting.

#### BATHROOM

6' 10" x 6' 7" (2.08m x 2.01m) Modern three-piece suite comprising of: P-Shaped Bath with Glass Shower Screen; Wall-Mounted Rainfall Shower Head plus Hand Held Shower Attachment; Waterfall Mixer Tap to Bath; Mixer Tap to Vanity Basin Unit; WC. Double Glazed Window; Wall-Mounted Towel Radiator; Ceiling Light Fitting; Tiled Splashback with Mosaic Border.

#### REAR GARDEN

Peaceful & Private Oasis! Beautiful landscaped garden with | : Mature Shrubs; Fruit Bearing Trees; Large Lawn Area; Paved Patio; Fence Timber Panels to Right Boundary; Brick-Built Wall to Side and Rear Boundaries; 22 ft x 6 ft Brick-Built Storage/Workshop with Own Consumer Unit. Whether you enjoy dining al-fresco, entertaining, or quiet relaxation and un-winding after a busy day, this is the perfect garden for you!

