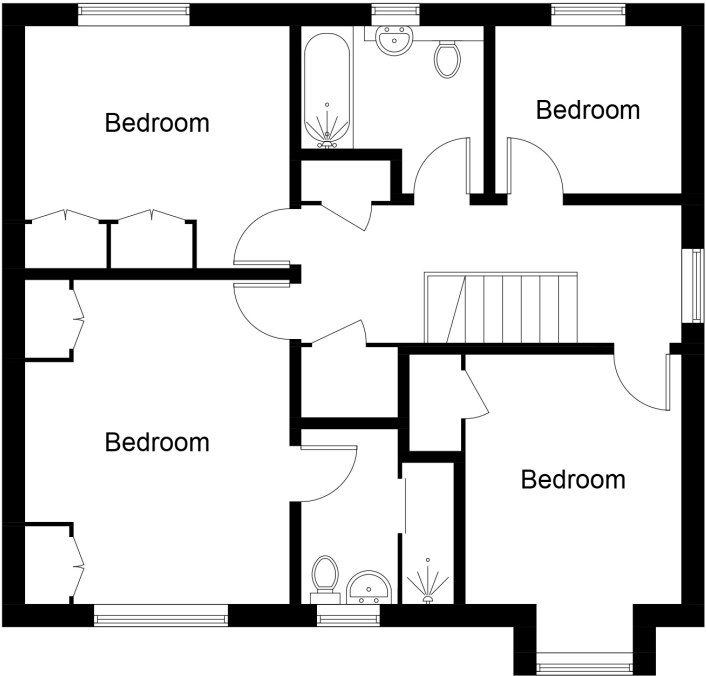




3 Fern Grove

Approximate Gross Internal Area = 137.4 sq m / 1479 sq ft
Double Garage = 28.2 sq m / 303 sq ft
Total = 165.6 sq m / 1782 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	70	81
	EU Directive 2002/91/EC	

For illustrative purposes only. Not to scale. ID1081357
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan Produced by EPC Provision



This superb executive, detached family enjoys a secluded position, tucked away at the head of this Cul de Sac of just eight similar homes. Located on the Western edge of town, just moments from beautiful open countryside, yet within walking distance of local schools, shops, amenities and public transport links, the well maintained and presented accommodation briefly comprises; Entrance Hall, Cloakroom, Sitting Room, Dining Room and Conservatory, Kitchen/Breakfast Room and Utility Room, four Bedrooms , the principal room with En-Suite Shower Room and a Family Bathroom. Outside there are glorious, private and mature gardens which enjoy a Westerly aspect to the rear along with driveway parking, double Garage and low maintenance gardens to the front.



ROOM DESCRIPTIONS

Entrance Hall
Entered via composite glazed door with matching glazed side panel. Stairs rising to first floor accommodation with storage cupboard below. Engineered Oak flooring and radiator. Doors to Cloakroom, Sitting Room and Kitchen.

Cloakroom
Fitted with a white suite comprising: vanity unit with inset basin with tiled splashback and concealed cistern low level W.C. Heated towel rail and tiled flooring. UPVC double glazed window to front.

Sitting Room
18' 4" x 11' 9" (5.59m x 3.58m) in to bay.
Feature Farmington Cotswold stone fireplace with inset gas fire. Fabulous walk in UPVC double glazed bay window to front aspect. Radiator and double multi pane glazed doors to Dining Room.

Dining Room
10' 6" x 9' 1" (3.20m x 2.77m)
Radiator. Opening to Conservatory.

Conservatory
7' 10" x 6' 0" (2.39m x 1.83m)
Of dwarf wall and UPVC double glazed construction with glazed roof and French doors opening on to the rear garden. Radiator and fully fitted blinds.

Kitchen/Breakfast Room
11' 0" x 8' 7" (3.35m x 2.62m)
Fitted with a range of wall and base units with square edge Granite work surfaces and splashbacks over. Inset one and a half bowl sink and drainer with mixer tap and 'Brita' drinking water tap. Built in electric oven and hob and extractor over. Space with dishwasher and undercounter fridge. Karndean flooring. UPVC double glazed window to rear. Opening to Utility Room.

Utility Room
Fitted with a range of wall and base units with squared granite work surfaces and splashbacks over. Space for washing machine, tumble dryer and freezer. Wall mounted Worcester Bosch boiler. UPVC double glazed window to to rear and Radiator. Door to garage.

Landing
Galleried landing with radiator and UPVC double glazed window to side. Large loft access with wooden drop down ladders. Airing cupboard housing immersion tank and further storage cupboard. Doors to all Bedrooms and Family Bathroom.

Principal Bedroom
14' 5" x 11' 9" (4.39m x 3.58m)
Fitted with a range of built in wardrobes and over bed units. Radiator and UPVC double glazed window to front. Door to En Suite Shower Room.

En Suite Shower Room
Tiled and fitted with a white suite comprising: Large walk in thermostatic shower, wash hand basin and low level W.C. Heated towel rail and nonslip flooring. UPCV double glazed window to rear.

Bedroom 2
11' 9" x 8' 9" (3.58m x 2.67m) to wardrobe front.
Fitted with a range of wardrobes and units. Radiator and UPVC double glazed window to rear.

Bedroom 3
14' 3" x 9' 6" (4.34m x 2.90m) in to bay.
Built in storage cupboard. Radiator and UPVC double glazed window to front.

Bedroom 4
8' 3" x 7' 6" (2.51m x 2.29m)
Radiator and UPVC double glazed window to rear with far reaching views.

Family Bathroom
Tiled and fitted with a white suite comprising: panelled bath with mixer tap, shower attachment and glazed screen over plus a range of vanity units with inset basin and concealed cistern low level W.C. Heated towel rail and UPVC double glazed window to rear.

Front Garden
laid to Tarmac driveway with timber panel fence and natural hedging boundaries. Block paved path to front door whilst the remainder is laid to gravel with an abundance of plants. Water butt and greenhouse. Gated access to rear garden.

Double Garage
Two up and over doors to the front with pedestrian door to the rear. Power connected.

Rear Garden
Fully enclosed by timber panel fencing and natural stone walling with gated access to both sides of the property. This mature and abundant garden is planted with an array of colour, ever greens, shrubs and a particularly fine Acer. This private garden enjoys a Westerly aspect and comprises; a well maintained, level lawn edged with deep, well stocked, shaped beds, gravelled pathways and seating areas, a delightful wooden seating arbour and sheltered block paved patio to the rear of the garage. A timber shed, water butt, composters, sensor controlled outside lighting and outside tap.

Tenure & Council Tax Band
Tenure: Freehold
Council Tax Band: F

