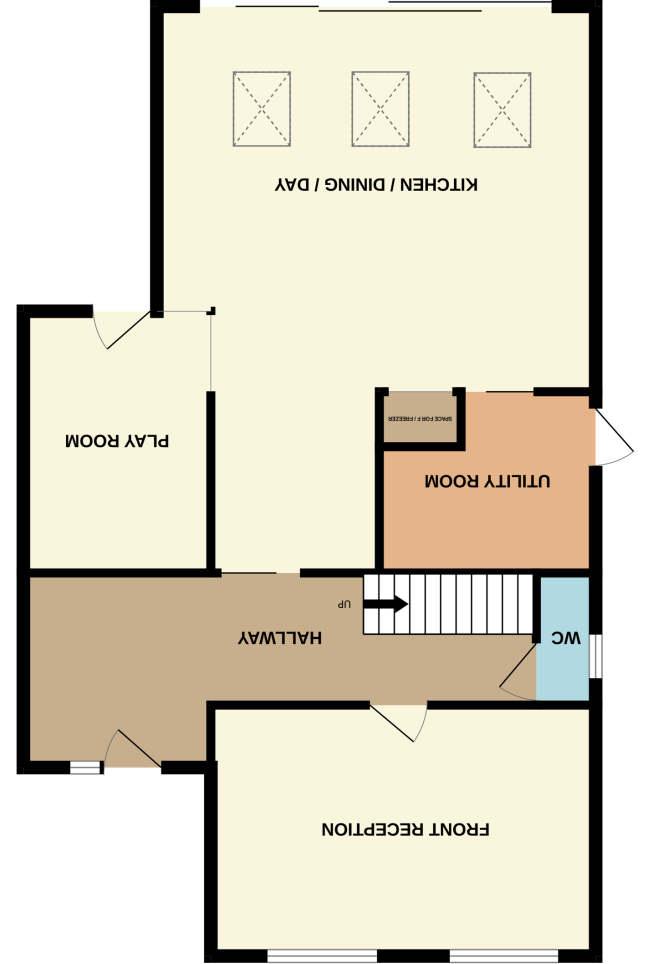
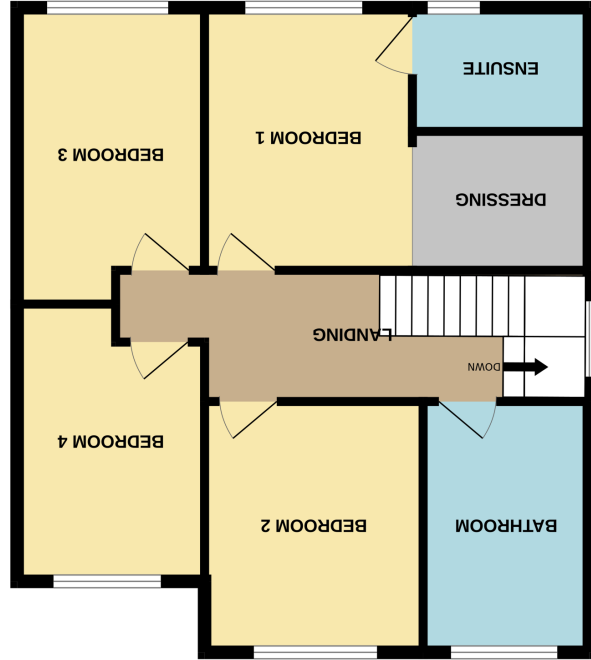


TOTAL FLOOR AREA : 1561 sq.ft. (145.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance

Via a contemporary door with stainless steel bar.

Entrance Hall

Spacious Entrance Hall, smooth plastered ceiling, inset to ceiling spot lights, tiled floor, under floor heating, access to Kitchen/Dining/Day Room and Living Room, under stairs storage area housing a wall mounted consumer unit, stairs leading to the first floor accommodation.

Sitting Room

5.11m x 3.33m (16' 9" x 10' 11") Two front aspect double glazed windows with fitted shutters, radiator, power points, provision for wall mounted TV, wall mounted digital thermostat.

Ground Floor WC

Close coupled WC, wash hand basin with mixer tap, tiled splash back, side aspect double glazed window, tiled floor, smooth plastered ceiling, ceiling light point.

Kitchen/Dining/Day Room

7.52m x 6.02m (24' 8" x 19' 9") Max.

The Kitchen/Dining/Day Room is open plan and is a very impressive room, continuation of tiled flooring with under floor heating, power points, part sloped ceiling with double glazed Velux windows allowing ample natural light into the room.

Kitchen Area: Contemporary fully fitted Kitchen with Quartz work surfaces over, countersunk sink unit with mixer tap, integrated dishwasher, centre isle with Quartz work surfaces, Neff induction hob, wine cooler, integrated twin ovens with cupboards over, extractor, space for American style fridge freezer, sliding door through to the Utility, sliding double glazed patio doors giving access through to the Rear Garden.

This kitchen is open-plan through to the dining/ day area and play room.

Utility

2.33m x 1.78m (7' 8" x 5' 10") Thermostat for under floor heating, cupboard housing a pressurised hot water cylinder and a wall mounted boiler serving domestic hot water and central heating systems, Quartz work surfaces with circular sink, integrated Neff microwave, cupboard housing a washing machine, aluminum double glazed door giving access through to the front and rear gardens.

Play Room

3.50m x 2.58m (11' 6" x 8' 6") Accessed from the Kitchen/Dining/Day Room, continuation of tiled flooring, smooth plastered ceiling, inset to ceiling spot lights, provision for wall mounted TV, double glazed door.

First Floor Landing

Hatch providing access to the loft space, access to all principle rooms, side aspect frosted double glazed window, power point.



Bedroom One

3.58m x 3.31m (11' 9" x 10' 10") Max. Spacious double room, rear aspect double glazed window, fitted shutter, radiator, two ceiling light points, power points, walk in Dressing Area with inset to ceiling spot lights and fitted wardrobes providing ample hanging space and shelving for storage, fitted drawer units, door to En-Suite.

En-Suite

2.29m x 1.65m (7' 6" x 5' 5") Contemporary En-Suite with walk in shower with oversized shower head, additional shower, thermostatic shower unit, heated towel rail, circular sink unit with mixer tap, drawer unit beneath, tiled walls, under floor heating. WC with concealed cistern, rear aspect double glazed window with fitted shutter, smooth plastered ceiling, inset to ceiling spot lights, extractor.

Bedroom Two

4.07m x 3.47m (13' 4" x 11' 5") Front aspect double glazed window, fitted shutter, radiator, power points, smooth plastered ceiling, ceiling light point.

Bedroom Three

3.35m x 2.77m (11' 0" x 9' 1") Rear aspect double glazed window with fitted shutter, radiator, smooth plastered ceiling, inset to ceiling spot lights, power points, provision for wall mounted TV.

Bedroom Four

3.82m x 2.66m (12' 6" x 8' 9") Front aspect double glazed window, fitted shutter, power points, smooth plastered ceiling, inset to ceiling spot lights, recess for wardrobe.

Bathroom

3.32m x 2.21m (10' 11" x 7' 3") Contemporary suite with freestanding oval bath, wall mounted tap, fitted shower, chrome heated towel rail, sink unit with contemporary tap, floating wall mounted drawer unit beneath and illuminated mirror over, WC with concealed cistern, walk in tiled wet shower tray, oversized shower head, recessed tiled shelf, smooth plastered ceiling, inset to ceiling spot lights, front aspect double glazed window, fitted shutter, luxury part tiled walls, luxury tiled floor with under floor heating.

Outside - Rear Garden

The Rear Garden has been professionally landscaped and tiered. The ground tier has been laid to ceramic paving, floating steps leading up to an additional paved patio, further steps leading up to the top tier which is laid to lawn with an outside play area, enclosed by panelled fencing.

Outside - Front

Off road parking for approximately two vehicles, the front garden is tiered with steps leading up to the front door.

Garage

Electric door, power and light.

Additional Information

Tenure - Freehold

Council Tax Band - E

EPC Rating - D (6)

Please note *The under floor heating only applies to specific rooms*

PLEASE NOTE: The measurements that have been quoted are approximate and strictly for guidance only. All fittings, fixtures, services and appliances have not been tested and no guarantee can be given that they are in working order. The particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. The images displayed are for information purposes only and it cannot be inferred that any items shown will be included in the property.

