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Approximate Gross Internal Area
 (Including Store)
 152.8 sq m / 1645 sq ft

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. (ID1053725)



- Impressive three storey townhouse
- Two En Suites, Family Bathroom And Cloakroom
- Converted 20' Tandem Garage
- Fronting A Pleasant Area Of Green
- Positioned Within Cala Homes Exclusive Golf Course Development

- Five Bedrooms
- Fitted Kitchen With Integrated Appliances
- Two Car Driveway
- Stunning Golf Course Views To The Rear
- Desirable Village Position



Composite Glazed Panel Door To

Reception Hall

20'6" x 7' 4" (6.25m x 2.24m)

Stairs extend to the first floor, double panel radiator, central heating thermostat, cloaks cupboard with lighting, under stairs storage cupboard with lighting, Amtico floor covering.

Cloakroom

Fitted in a two piece contemporary white suite comprising low level WC, pedestal wash hand basin with tiling, UPVC window to front aspect, radiator, Amtico flooring.

Tandem Garage

21' 8" x 10' 1" (6.60m x 3.07m)

Electrically operated up and over door, leading to **Store** and the remainder converted to provide a fabulous **Family Room** with recessed lighting and laminate floor covering.

Kitchen/Breakfast Room

17' 10" x 9' 11" (5.44m x 3.02m)

Fitted in a range of handleless base and wall mounted cabinets with complementing work surfaces and up-stands, UPVC window and French doors access garden terrace with electrically operated contemporary grey re-tractable sun canopy over, under unit lighting, integrated appliances incorporating electric oven, fridge freezer, automatic dishwasher and automatic washing machine, integral gas hob with suspended stainless steel extractor fitted above, TV point, telephone point, double panel radiator, double drainer sink unit with mixer tap, Amtico flooring.



First Floor Galleried Landing

Stairs to second floor, double panel radiator, glazed internal double doors access

Sitting Room

19' 8" x 10' 1" (5.99m x 3.07m)

Two double panel radiators, French doors with Juliette balcony to the front, TV point, telephone point.

Principal Bedroom

15' 9" x 9' 10" (4.80m x 3.00m)

Two UPVC windows to rear aspect, double panel radiator, double wardrobe with hanging and shelving, inner access to



En Suite Shower Room

7' 8" x 5' 0" (2.34m x 1.52m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, chrome heated towel rail, oversized screened shower enclosure with contemporary tiling and independent shower unit fitted above, shaver point, extractor, Amtico flooring.

Bedroom 5/Study

8' 6" x 7' 3" (2.59m x 2.21m)

UPVC window to front aspect, double panel radiator.



Second Floor Landing

Access to insulated loft space with lighting, airing cupboard housing pressurised hot water system with shelving, double panel radiator.

Guest Bedroom

9' 10" x 7' 2" (3.00m x 2.18m)

Double panel radiator, double wardrobe with hanging and shelving, UPVC window to rear aspect, inner access to

Guest En Suite Shower Room

10' 0" x 7' 0" (3.05m x 2.13m)

Fitted in a three piece range of white sanitaryware comprising low level WC, pedestal wash hand basin with mixer tap, extensive tiling, UPVC window to rear aspect, chrome heated towel rail, extractor, shaver point, oversized screened shower enclosure with independent shower unit fitted over, Amtico flooring.

Bedroom 3

11' 10" x 9' 10" (3.61m x 3.00m)

UPVC window to front aspect, double panel radiator, TV point.

Bedroom 4

12' 2" x 7' 3" (3.71m x 2.21m)

Doubler panel radiator, TV point, UPVC window to front aspect.

Family Bathroom

6' 11" x 6' 6" (2.11m x 1.98m)

Fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin with mixer tap, panel bath with folding shower screen and mixer tap hand shower, chrome heated towel rail, extensive contemporary textured tiling and tiled skirting.

Outside

The gardens have been beautifully landscaped with an extensive brick paviour frontage giving provision for two vehicles, an area of lawn and enclosed by Laurel hedging to the side and accesses the **Garage** as described. The rear garden has an extensive porcelain terrace and additional porcelain tiled areas, area of Astro, an area of timber decking with timber pergola over, a fabulous **Log Cabin** offering an ideal gym or working from home space, with power, lighting and insulation. There is outside tap, lighting and power, a large timber shed positioned to the side and gated access extends to the front. The garden is enclosed by a combination of panel fencing.

Tenure

Freehold

Council Tax Band - E

Management Charges approximately £480.00 per annum

