



TOTAL FLOOR AREA : 1450 sq.ft. (134.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any 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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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

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properties

A beautiful four bedroom family home with space for the whole family and centrally located for commuting.

- Four double bedrooms and two bathrooms
- Driveway providing off road parking and a garage
- Open plan family kitchen/breakfast room plus two reception rooms
- 2 years remaining on builders guarantee
- Beautifully presented throughout
- Amazingly situated for commuting via the A421 and M1

Ground Floor

Entrance Hall

UPVC Front door, radiator.

Cloakroom

Double glazed window to side, access to understairs cupboard, part tiling to splashback areas, wash hand basin, low level w/c, radiator.

Lounge

Double glazed bay window to front with shutters, radiator.

Study

Double glazed bay window to front with shutters, radiator.

Kitchen/Breakfast room

Double glazed bay window to rear, double glazed window to rear, french doors to garden, a range of base and wall mounted units with work surfaces over, 1 and 1/2 stainless steel sink and drainer with mixer tap, integrated fridge freezer, dishwasher, split level ovens, gas hob, extractor, two radiators.

Utility Room

Space for washing machine and tumble dryer, gas boiler, range of base and wall mounted wall units with work surfaces over, stainless steel sink and drainer with mixer tap, door to garden.

First Floor

Landing

Airing cupboard housing hot water tank.

Bedroom One

Double glazed window to front, fitted wardrobes, radiator.

Ensuite

Part tiling to splashback areas, white suite comprising of wash hand basin, low level w/c and separate shower cubicle.

Bedroom Two

Two double glazed windows to rear, fitted wardrobes, radiator.

Bedroom Three

Two double glazed windows to rear, radiator.

Bedroom Four

Double glazed window to rear, fitted wardrobes, radiator.

Bathroom

Double glazed window to rear, towel rail, part tiling to splashback areas, white suite comprising of panelled bath, wash hand basin, low level w/c, separate shower cubicle.

Outside

Rear Garden

South west facing rear garden, mainly laid to lawn with patio seating area.

Garage

Up and over door, power and light, door to garden.

Parking

Driveway providing off road parking.

NB

These are preliminary details to be approved by the vendor.

NB

It is becoming increasingly likely that modern developments have a management company responsible for communal areas such as play areas and open greens, therefore this will usually incur management fees.

