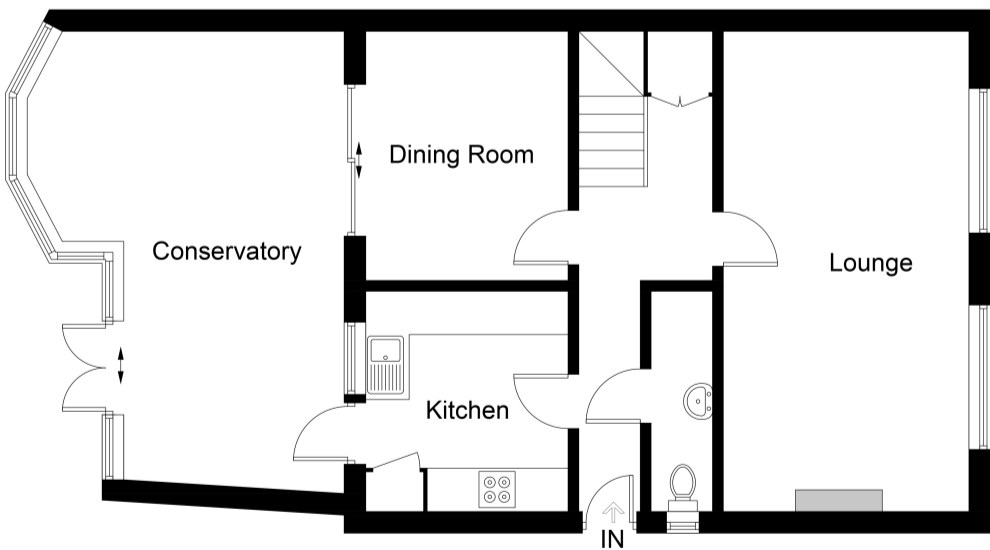


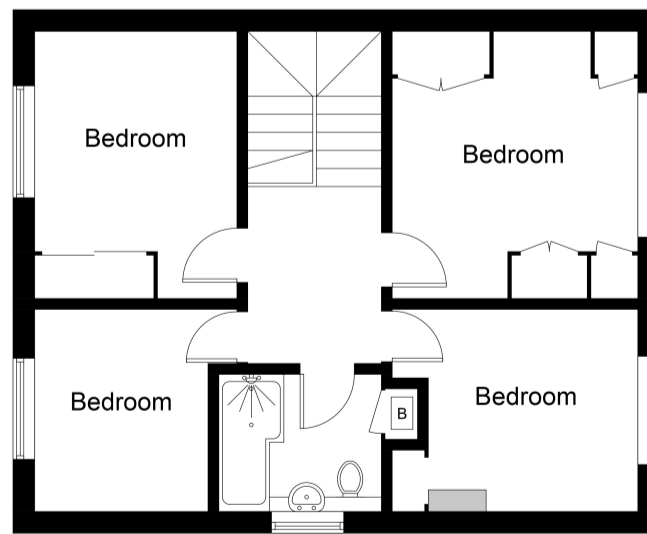


### 33 Kingsmead

Approximate Gross Internal Area = 135.9 sq m / 1463 sq ft



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For illustrative purposes only. Not to scale. ID1118976  
 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 fabulous family home enjoys a lovely position in this popular Cul de Sac towards the Western edge of town. Sitting on an impressive plot, well away from the road, the property is well placed for access to local schools and public transport links with open countryside close to hand. Boasting a host of attributes, this fine home offers well balanced accommodation which briefly comprises; Entrance Hall, Cloakroom and Sitting Room with a Kitchen and Dining Room that open into a glorious Conservatory, four DOUBLE Bedrooms and stylish family Bathroom. Outside there is a long driveway providing parking for several vehicles, Garage and enclosed, well maintained gardens to the rear.

N.B. The solar panels are owned outright.



## ROOM DESCRIPTIONS

### Entrance Hall

Entered via UPVC double glazed door. Stairs rising to first floor accommodation with storage cupboard below. Quality laminate flooring and radiator. Doors to Cloakroom, Kitchen, Sitting Room and Dining Room.

### Cloakroom

Tiled and fitted with a white suite comprising; low level W.C and vanity unit with inset basin. Plenty of space for coats and shoes. Quality laminate flooring and UPVC double glazed window to side.

### Sitting Room

21' 5" x 10' 11" (6.53m x 3.33m)

Coal effect gas fire with Marble hearth. Built in storage and shelving to one side. Two radiators and two UPVC double glazed picture windows to front.

### Dining Room

Radiator. UPVC double glazed sliding patio doors into Conservatory.

### Kitchen

9' 8" x 8' 8" (2.95m x 2.64m)

Fitted with a range of wall and base units with roll edge work surfaces over. Inset sink and drainer with mixer tap, tiled splash backs and pelmet lighting. Integral fridge and freezer, built in extractor, spaces for oven, washing machine and dishwasher. Vinyl flooring. UPVC double glazed window rear and UPVC double glazed door opening into Conservatory.

### Fabulous Conservatory

19' 11" x 16' 2" (6.07m x 4.93m)

An outstanding addition to this lovely family home. Constructed under a glazed roof, this room is enjoyed and much used all year round. Two radiator and quality laminate flooring. French doors opening on to rear garden.

### Landing

Loft access with ladders. UPVC double glazed window to front. Doors to all Bedrooms and family Bathroom.

### Bedroom 1

12' 0" x 11' 0" (3.66m x 3.35m)

Fitted with a comprehensive range of wardrobes, overbed units, drawers and dressing table. Radiator. UPVC double glazed window to front.

### Bedroom 2

11' 11" x 9' 2" (3.63m x 2.79m)

Radiator. UPVC double glazed window to rear.

### Bedroom 3

9' 2" x 8' 0" (2.79m x 2.44m)

Built in wardrobe. Radiator. UPVC double glazed window to front.

### Bedroom 4

9' 2" x 7' 9" (2.79m x 2.36m)

Radiator. UPVC double glazed window to rear.

### Family Bathroom

7' 4" x 6' 3" (2.24m x 1.91m)

Fully tiled, this stylish bathroom is fitted with a white suite comprising; P shaped bath with thermostatic shower and glazed screen over plus a range of vanity units with wood block counters, inset basin and concealed cistern low level W.C. Airing cupboard housing 'Viessmann' combi boiler. Heated towel rail. Vinyl flooring. UPVC double glazed window to side.

### Front Garden

Laid to lawn with a variety of shrubs. A long driveway in approach to the Garage.

### Garage

Up and over door to front. Power connected.

### Rear Garden

Enclosed by timber panel fencing with gated access to the front. A large area of paved patio leads to a lawn edged with floral borders, a stone edged raised bed and ornamental pond with water feature. Outside tap, light and shed. Access to rear of Garage.

### Tenure & Council Tax Band

Tenure: Freehold

Council Tax Band: D

