



- Beazer Homes Built Family Home
- Dining Room, Kitchen And Utility Room
- Mature And Private Gardens
- Popular Estate Location

- Four Bedrooms With En Suite To Principal Bedroom
- Garage Conversion Offering An Ideal Working From Home Space
- Generous Parking Provision
- Walking Distance Of Railway Station And Town Centre



#### Recessed Entrance Canopy Over

Glazed panel UPVC door to

#### Reception Hall

13' 1" x 11' 6" (3.99m x 3.51m)

Stairs to first floor, Karndean flooring, single panel radiator, understairs storage cupboard with lighting, drawer units and storage, coving to ceiling.

#### Cloakroom

Fitted in a two piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, glass contour border tiling, Karndean flooring, porthole picture window to front aspect, fuse box and master switch.

#### Sitting Room

18' 8" x 14' 4" (5.69m x 4.37m)

TV point, telephone point, coving to ceiling, UPVC leaded light bow window to front aspect, two radiators, coving to ceiling, wall light points, glazed internal double doors to

#### Dining Room

13' 1" x 9' 4" (3.99m x 2.84m)

Sliding double glazed patio doors to garden terrace, Karndean flooring, radiator, coving to ceiling.

#### Kitchen

13' 1" x 12' 7" (3.99m x 3.84m)

UPVC window to rear aspect, fitted in a range of base and wall mounted units with work surfaces and tiling, drawer units, microwave shelf, space for cooking range with bridging unit and extractor fitted above, single drainer one and a half bowl stainless steel sink unit with directional mixer tap and over-lit pelmet above, integrated automatic dishwasher, space and plumbing for American style fridge freezer, Karndean flooring, coving to ceiling, extensive Travertine tiling.

#### Utility Room

8' 6" x 6' 1" (2.59m x 1.85m)

UPVC door and window to garden aspect, wall mounted gas fired central heating boiler serving hot water system and radiators, base units, work surfaces, single drainer stainless steel sink unit, appliance spaces, radiator, access to secondary loft space, Karndean flooring.

#### Family Room

16' 5" x 15' 11" (5.00m x 4.85m)

Part of an original garage conversion, a double aspect space with UPVC leaded light picture windows to front and glazed door to rear garden, Karndean flooring, recessed lighting, coving to ceiling, single panel radiator. Retaining some garage storage with up and over door, power and lighting.

#### First Floor Landing

Access to loft space, coving to ceiling, dado rail, airing cupboard housing hot water cylinder and extensive shelving.

#### Principal Bedroom

12' 6" x 10' 4" (3.81m x 3.15m)

UPVC window to front aspect, single panel radiator, extensive wardrobe range with hanging and storage, inner access to

#### En Suite Shower Room

#### En Suite Shower Room

7' 10" x 3' 11" (2.39m x 1.19m)

Re-fitted in a range of white sanitaryware comprising low level WC, vanity wash hand basin with mixer tap and cabinet storage, single panel radiator, UPVC window to side aspect, composite floor covering, oversized screened shower enclosure with independent multi head shower fitted over, extensive tiling, recessed lighting, vanity mirror, shaver point, wall light point.

#### Bedroom 2

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13' 1" x 9' 2" (3.99m x 2.79m)

UPVC window to rear aspect, single panel radiator, laminate floor covering, recessed lighting, coving to ceiling, double wardrobe with hanging and storage, dado rail.

#### Bedroom 3

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10' 2" x 8' 2" (3.10m x 2.49m)

UPVC window to front aspect, wardrobe with hanging and storage, laminate flooring, coving to ceiling.

#### Bedroom 4

#### Bedroom 4

9' 7" x 9' 7" (2.92m x 2.92m)

UPVC window to garden aspect, single panel radiator, coving to ceiling, laminate floor covering.

#### Family Bathroom

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6' 7" x 6' 6" (2.01m x 1.98m)

Re-fitted in a range of white sanitaryware comprising low level WC, pedestal wash hand basin, panel bath with folding screen, hand mixer shower and independent shower fitted over, glass contour border tiling, vinyl floor covering, single panel radiator, coving to ceiling.

#### Outside

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The frontage is pleasantly arranged with extensive block paving and tarmac driveway giving provision for three large vehicles, areas of lawn, ornamental tree, outside lighting and gated access to the rear. The rear garden is private and landscaped with a central water feature and ornamental pond, an extensive covered terrace, areas of paving, a block paved pathway leads to a timber pergola to the rear, timber shed, gated access to the rear and enclosed by a combination of fencing offering a good degree of privacy with outside lighting and tap. To the side of the property there is an additional area of paving with timber shed and gated access to the front.

#### Buyers Information

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To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

#### Tenure

Freehold

Council Tax Band - E

