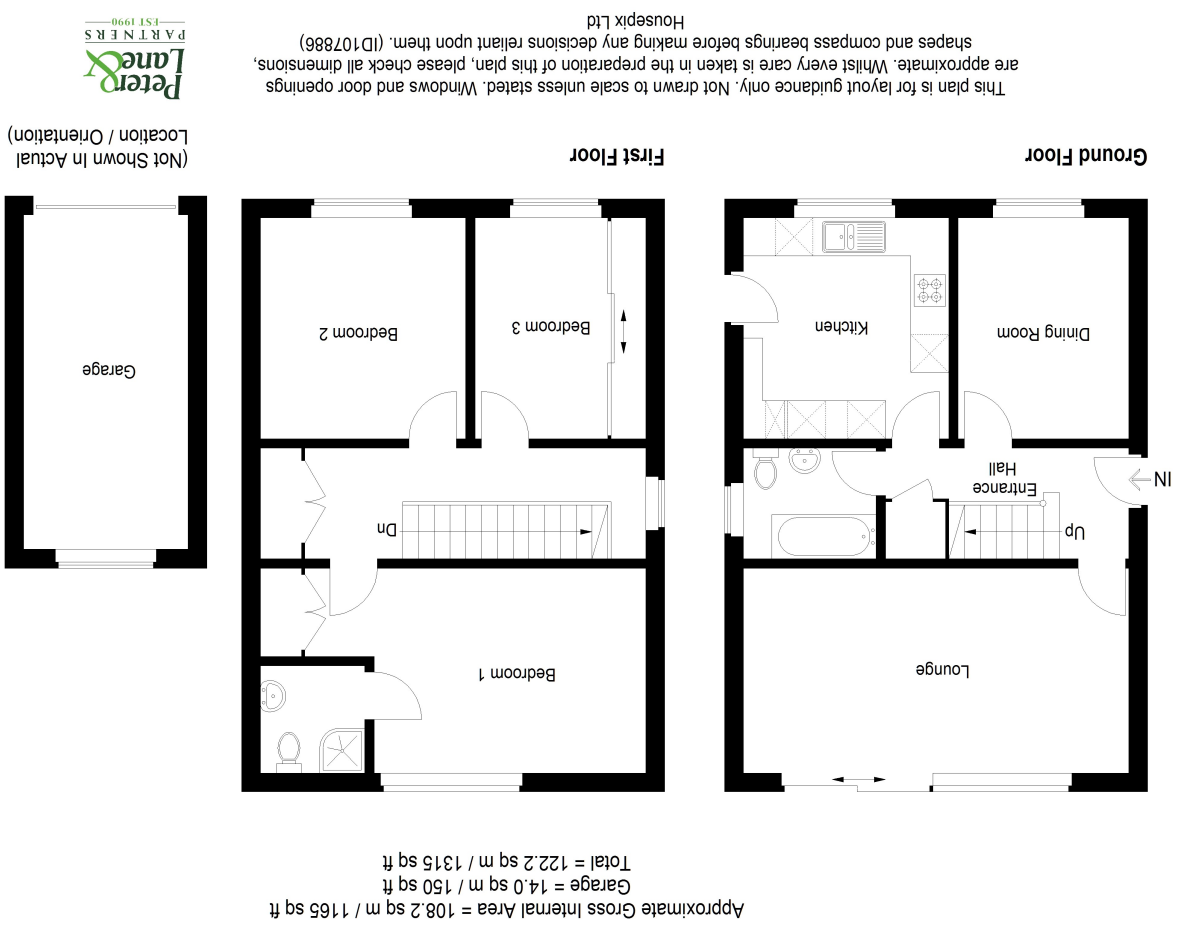
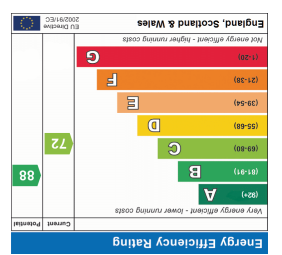


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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID107886)



(Not Shown In Actual Location / Orientation)



- Detached Family Home
- En Suite And Family Bathroom
- Single Garage
- Established Rear Garden

- Three Bedrooms
- Re-Fitted Kitchen
- Extensive Timber Deck With Bar/Summer House
- Popular Village Location



**UPVC Fan Light Stained Glass Panel Door To**

**Entrance Hall**

13' 5" x 5' 10" (4.09m x 1.78m)

Stairs to first floor with understairs storage cupboard, double panel radiator, coving to ceiling, composite flooring.

**Kitchen**

11' 7" x 10' 7" (3.53m x 3.23m)

Beautifully re-fitted in a range of Shaker style contemporary grey toned cabinets with complementing work surfaces, drawer units, pan drawers, electric and gas cooker points with suspended extractor fitted above, under unit lighting, single drainer one and a half bowl resin sink unit with mono bloc mixer tap, UPVC window to front aspect, appliance spaces, racked larder unit, coving to ceiling, UPVC door to garden aspect, composite flooring.

**Family Bathroom**

6' 7" x 5' 8" (2.01m x 1.73m)

Re-fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, panel bath with folding screen and mixer tap with independent shower unit fitted over, recessed lighting, coving to ceiling, chrome heated towel rail, contour border tiles, UPVC window to garden aspect, ceramic tiled flooring.

**Sitting Room**

19' 11" x 10' 10" (6.07m x 3.30m)

Full height UPVC windows and French doors accessing garden terrace to the rear, TV point, telephone point, radiator with decorative cover, additional radiator, coving to ceiling, composite flooring.

**Dining Room**

11' 7" x 6' 0" (3.53m x 1.83m)

UPVC window to rear aspect, radiator.

**First Floor Galleried Landing**

17' 7" x 6' 0" (5.36m x 1.83m)

Access to insulated loft space, coving to ceiling, cupboard storage housing gas fired central heating boiler serving hot water system and radiators with shelf space, UPVC window to side aspect, small study area.

**Principal Bedroom**

17' 5" x 10' 11" (5.31m x 3.33m)

UPVC window to garden aspect, double panel radiator, coving to ceiling, double wardrobe with hanging and shelving, laminate flooring.

**En Suite Shower Room**

5' 8" x 5' 7" (1.73m x 1.70m)

Fitted in a three piece white suite comprising low level WC, vanity wash hand basin with mixer tap and tiling, screened shower enclosure with independent shower unit fitted over, chrome heated towel rail, composite flooring.

**Bedroom 2**

11' 5" x 10' 9" (3.48m x 3.28m)

Coving to ceiling, double panel radiator, UPVC window to front aspect, laminate flooring.

**Bedroom 3**

11' 7" x 6' 0" (3.53m x 1.83m)

UPVC window to front aspect, extensive wardrobe range with hanging and shelving, laminate flooring.

**Outside**

The front garden has parking provision for several vehicles accessing the **Garage** with up and over door, power, lighting and eaves storage. The rear garden measures 65' 7" x 62' 4" (19.99m x 19.00m) and is substantial and beautifully arranged with an extensive timber deck leading in to a **Bar/Summer House** measuring 12' 4" x 9' 5" (3.76m x 2.87m) with power, lighting, insulation, laminate flooring and double doors access a covered deck to the front, areas of lawn, two timber sheds, outside lighting, a further seating area leading on to constructed raised planters stocked with herbs, outside lighting and gated access to the front enclosed by a combination of brick walling and panel fencing offering a good degree of privacy, established specimen trees and specimen shrubs, a selection of fruit trees incorporating Pear, Cherry and Bramley Cooking Apple, potting shed, greenhouse, a child's wooden playhouse, screened bin store.

**Tenure**

Freehold

Council Tax Band - D

