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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. (ID1092424)  
 Housepix Ltd



- Well Presented Family Home
- Re-Fitted Kitchen/Breakfast Room
- Single Garage And Off Road Parking
- Ever Desirable 'Birds' Estate

- Four Bedrooms
- Re-Fitted Sanitaryware
- Private Gardens



**Composite Glazed Panel Door To**

**Entrance Hall**

14' 9" x 6' 2" (4.50m x 1.88m)

UPVC window to side aspect, stairs to first floor, understairs storage recess, coving to ceiling, laminate flooring.

**Cloakroom**

Fitted in a two piece white suite comprising low level WC, wall mounted wash hand basin with mixer tap, double panel radiator, UPVC window to front aspect, fuse box and master switch, natural stone tiling, ceramic tiled flooring.

**Sitting Room**

17' 0" x 10' 5" (5.18m x 3.17m)

UPVC window to front aspect, TV point, telephone point, double panel radiator, coving to ceiling, laminate flooring, internal double doors accessing

**Dining Room**

11' 11" x 8' 2" (3.63m x 2.49m)

French doors to garden terrace to the rear, single panel radiator, coving to ceiling, laminate flooring.

**Kitchen/Breakfast/Family Room**

17' 3" x 12' 10" (5.26m x 3.91m)

Re-fitted in a contemporary range of handleless base and wall mounted cabinets in grey tones with complementing work surfaces and re-tiled surrounds, under unit lighting, single drainer one and a half bowl stainless steel sink unit with mixer tap, UPVC window to garden aspect and French doors to garden terrace, recessed lighting, coving to ceiling, drawer units, pan drawers, central peninsular unit incorporating breakfast bar, integral Bosch electric oven and microwave shelf, a range of larder units, integrated fridge freezer and automatic dishwasher, wine rack, utilities cupboard with space for tumble dryer or fridge freezer, vertical contemporary anthracite radiator, composite flooring.

**First Floor Galleried Landing**

12' 2" x 7' 11" (3.71m x 2.41m)

Access to insulated loft space, coving to ceiling, airing cupboard housing new hot water cylinder and shelving, laminate flooring.

**Principal Bedroom**

14' 1" x 9' 6" (4.29m x 2.90m)

Extensive wardrobe range with triple wardrobes with hanging and shelving, single panel radiator, UPVC window to front aspect, storage cupboard, coving to ceiling, laminate flooring.

**En Suite Shower Room**

Fitted in a three piece contemporary white suite comprising low level WC, vanity wash hand basin with mixer tap and tiling, shaver point, UPVC window to side aspect. screened shower enclosure with independent shower unit fitted over, half height tiling, coving to ceiling, composite floor covering.

**Bedroom 2**

12' 8" x 8' 3" (3.86m x 2.51m)

Velux window to garden aspect, single panel radiator, coving to ceiling, laminate flooring.

**Bedroom 3**

9' 10" x 9' 6" (3.00m x 2.90m)

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

**Bedroom 4**

8' 3" x 7' 1" (2.51m x 2.16m)

Single panel radiator, coving to ceiling, UPVC window to front aspect, laminate flooring.

**Family Bathroom**

6' 11" x 5' 7" (2.11m x 1.70m)

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

**Outside**

To the front is an extensive gravel driveway giving provision for several vehicles accessing the part converted **Garage** which retains a small storage area to the front. The gardens are lawned with a selection of ornamental and specimen trees. The rear garden is pleasantly arranged and relatively private with an extensive paved terrace, an area of lawn, timber shed, gated access to the front and enclosed by a combination panel fencing, outside tap and lighting.

**Tenure**

Freehold

Council Tax Band - D

