



Viewing by appointment only

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This five/six bedroom detached home arranged over three floors boasts approx. 2,100 sq ft of versatile family living and is set on a private road of 8 similar homes.

- Accessed via a private driveway and set in a close of just eight homes
- Single garage with power and light and off road parking
- A short walk to the well regarded Robert Bloomfield middle school
- Re-fitted stylish kitchen with integrated appliances and useful utility room
- Private enclosed south easterly aspect rear garden

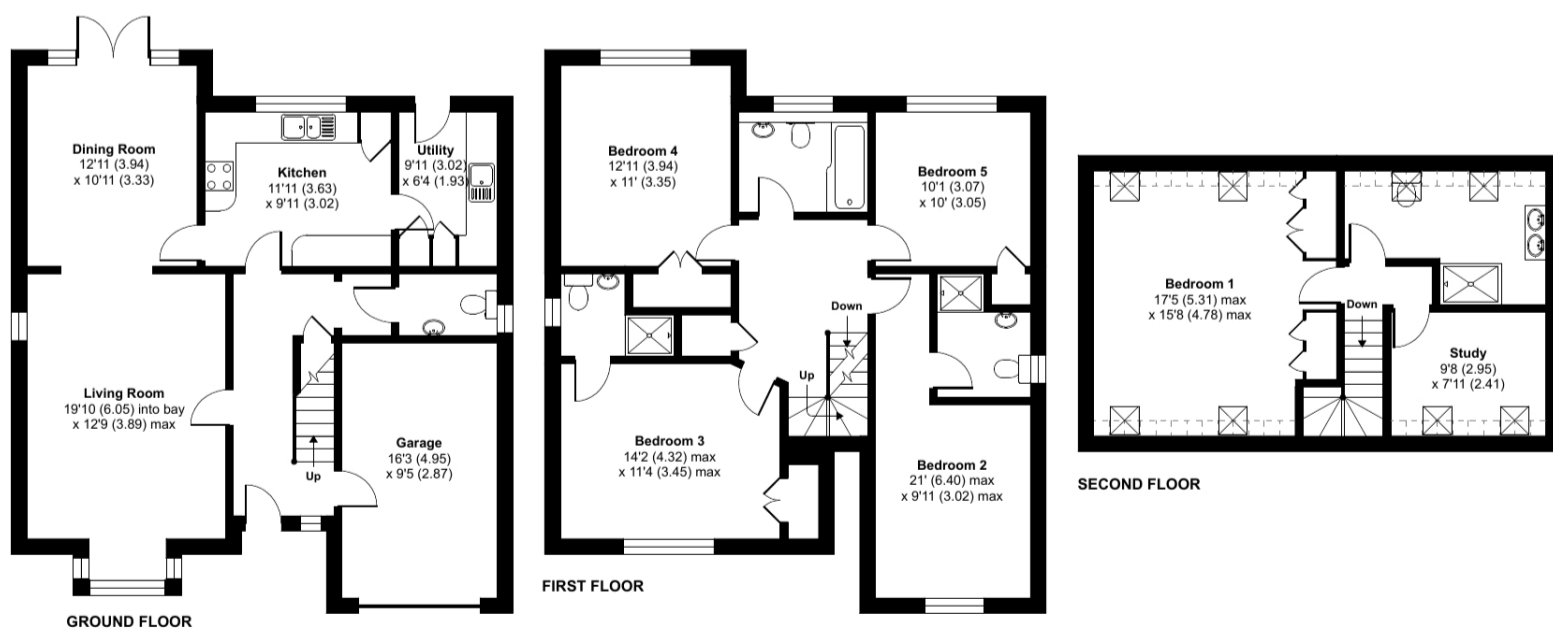


## Floor Plans

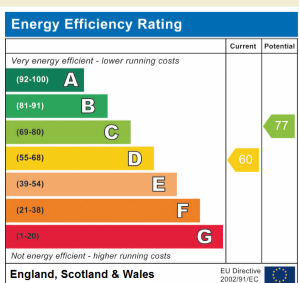


Approximate Area = 2071 sq ft / 192.3 sq m (excludes garage)  
 Limited Use Area(s) = 51 sq ft / 4.7 sq m  
 Total = 2122 sq ft / 197.1 sq m  
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Country Properties. REF: 899735



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 valuation, contact the numbers listed on the brochure.



## Ground Floor

### Entrance Hall

Stairs rising to first floor accommodation with under stairs storage cupboard. Karndean flooring. Radiator enclosed in decorative cover. Doors leading to living room, kitchen and cloakroom.

### Cloakroom

Suite comprising low level flush wc and pedestal mounted wash hand basin. Radiator. Karndean flooring. Radiator. Obscure double glazed window to side.

### Living Room

12' 9" x 19' 10" (3.89m x 6.05m) Dual aspect with double glazed walk in bay window to front and double glazed window to side. Two radiators. Open plan into dining room.

### Dining Room

10' 11" x 12' 11" (3.33m x 3.94m) Multi-pane double glazed doors with sidelights opening onto rear garden. Karndean flooring. Radiator. Door into:

## Bedroom 2

9' 11" x 21' 0" (3.02m x 6.40m) Double glazed window to front. Radiator. Fitted double wardrobe. Door into:

## First Floor

### Landing

Airing cupboard housing Megaflo hot water cylinder with shelving. Radiator. Stairs rising to second floor. Doors into bedrooms 2, 3, 4, 5 and family bathroom.

### Utility Room

6' 4" x 9' 11" (1.93m x 3.02m) A range of eye and base level units with quartz worksurfaces and upstands. Inset stainless steel sink with drainer and swan neck mixer tap over. Space for tumble dryer. Wall mounted gas boiler. Extractor. Karndean flooring. Radiator. Double glazed window to rear. Door into:

### Kitchen

9' 11" x 11' 11" (3.02m x 3.63m) A range of wall and base units with quartz worksurfaces and upstands. Ceramic one & half bowl sink with drainer and swan neck mixer tap over. Built-in electric oven and grill. Inset gas hob with glass splashback and stainless steel extractor hood over. Integrated fridge/freezer and dishwasher. Karndean flooring. Double



### En-Suite Shower Room

Three piece suite comprising shower cubicle, pedestal mounted wash hand basin and low level flush wc. Tiled flooring with underfloor heating. Extractor fan. Chrome heated towel rail. Obscure double glazed window to side .

### Bedroom 3

11' 4" x 14' 2" (3.45m x 4.32m) Double glazed window to front. Built in double wardrobe. Door into:

### En-Suite

Suite comprising shower cubicle, pedestal mounted wash hand basin and low level flush wc. Chrome heated towel rail. Partially tiled walls and tiled flooring with underfloor heating. Extractor. Obscure double glazed window to side.

### Bedroom 4

11' 0" x 12' 11" (3.35m x 3.94m) Double glazed window to rear. Radiator. Fitted double wardrobe.

### Bedroom 5

10' 0" x 10' 1" (3.05m x 3.07m) Double glazed window to rear. Radiator. Fitted wardrobe.



### Bathroom

Suite comprising 'p' shaped panel enclosed bath with mains shower over and glass side screen, low level flush wc and pedestal mounted wash hand basin. Partially tiled walls and tiled floor with underfloor heating. Chrome heated towel rail. Extractor. Obscure double glazed window to rear.

## SECOND FLOOR

### Landing

Door into bedroom 1, en-suite shower room and study.

### Bedroom 1

15' 8" x 17' 5" (4.78m x 5.31m) Two velux windows to front and three velux windows to rear, all with fitted blinds. Fitted wardrobes. Radiator. Eaves storage.

### En-Suite

Suite comprising double shower cubicle, low level flush wc and 'his' and 'hers' vanity wash hand basins with tiled splashbacks. Shaver point. Chrome heated towel rail. Tiled flooring with underfloor heating. Two velux windows to rear.

### Study/bedroom 6

Two double glazed velux windows to front. Radiator. - could be used as a dressing room.

### Outside

#### Front Garden

Laid mainly to lawn with paved driveway providing off road parking for 4 cars. Gated access to rear.

#### Rear Garden

Landscaped south easterly facing garden. Paved patio area with circular feature and steps up to raised lawn with mature flower/shrub borders. Further circular paved patio area to the rear. Cold water tap. Power points. Service lights. Gated access to front.

#### Garage

Up & over door with power/light.

#### Agent Note:

We understand there is a maintenance charge of £80.00 per annum, the management company is run by the residents of Bramley Close. We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES