



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. (ID1043167)



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- David Wilson Built Home
- En Suite To Principal Bedroom
- Landscaped Gardens
- Open Aspect To Front

- Four Bedrooms
- High Specification Kitchen/Family Room
- Garaging And Two Car Driveway
- Desirable Estate Position



**Glazed Composite Panel Door To**

**Reception Hall**

17' 6" x 6' 6" (5.33m x 1.98m)

Stairs to first floor, double panel radiator, recessed lighting, central heating thermostat, Amtico flooring.

**Cloakroom**

6' 3" x 5' 3" (1.91m x 1.60m)

Fitted in a two piece contemporary white suite comprising low level WC, pedestal wash hand basin with mixer tap and tiling, UPVC window to side aspect, double panel radiator, recessed lighting, large understairs storage cupboard, Amtico flooring.



**Kitchen/Breakfast Room**

19' 0" x 11' 4" (5.79m x 3.45m)

A light open plan contemporary space with UPVC windows to garden terrace to the rear and further UPVC window to the rear, fitted in an upgraded range of base and wall mounted cabinets with complementing Quartz work surfaces with up-stands, a selection of integrated AEG appliances incorporating double electric oven, integral five ring gas hob with Wok burner and stainless steel extractor fitted above, drawer units, pan drawers, single drainer one and a half bowl sink unit with mono bloc mixer tap, integrated automatic dishwasher, integrated American style fridge freezer, two double panel radiators, recessed lighting, porcelain floor tiling.



**Utility Room**

8' 2" x 6' 3" (2.49m x 1.91m)

Fitted in a range of base and wall mounted units with complementing Quartz work surfaces and upstands, inset sink unit with mono bloc mixer tap, appliance spaces, recessed lighting, extractor, concealed gas fired central heating boiler serving hot water system and radiators freestanding washing machine, composite door to garden terrace to the rear.

**Sitting Room**

19' 3" x 12' 4" (5.87m x 3.76m)

UPVC bay window to front aspect, two double panel radiators, TV point, telephone point, dimmer switch.



**Study**

9' 5" x 7' 10" (2.87m x 2.39m)

A double aspect room with UPVC windows to front and side aspects, double panel radiator.

**First Floor Galleried landing**

UPVC window to side aspect, display shelving, double panel radiator, recessed lighting, access to insulated loft space, airing cupboard housing pressurised water system.

**Principal Bedroom**

13' 0" x 12' 4" (3.96m x 3.76m)

UPVC window to front aspect, double panel radiator, extensive wardrobe range with two triple wardrobes with hanging and shelving, inner access to

**En Suite Shower Room**

7' 3" x 4' 3" (2.21m x 1.30m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, shaver point, UPVC window to side aspect, oversized screened shower enclosure with independent shower unit fitted over, recessed lighting, extractor, heated towel rail, porcelain floor tiling.

**Bedroom 2**

12' 5" x 11' 4" (3.78m x 3.45m)

UPVC window to rear aspect, double panel radiator, wardrobe range with hanging and shelving.

**Bedroom 3**

10' 5" x 8' 4" (3.17m x 2.54m)

UPVC window to rear aspect, double panel radiator, wardrobe range with hanging and shelving.

**Bedroom 4**

12' 5" x 6' 7" (3.78m x 2.01m)

Two UPVC windows to front aspect, double panel radiator.

**Family Bathroom**

7' 2" x 6' 5" (2.18m x 1.96m)

Fitted in a three piece white suite comprising low level WC, panel bath with folding shower screen, mixer tap and independent shower unit fitted over, extensive ceramic tiling, vanity wash hand basin with mixer tap, heated towel rail, recessed lighting, extractor, porcelain floor tiling.

**Outside**

There is an extensive frontage stocked with maturing plants with a driveway to the side sufficient for two vehicles. The rear garden is neatly arranged with timber sleeper edged constructed flower beds, slate borders, developing Laurel hedging, outside tap and lighting, garden shed, green house positioned to the rear of the garage with a further area of paving and an additional paved seating area. There is a **Single Garage** with single up and over door, power, lighting, eaves storage space.

**Tenure**

Freehold

Council Tax Band - F

