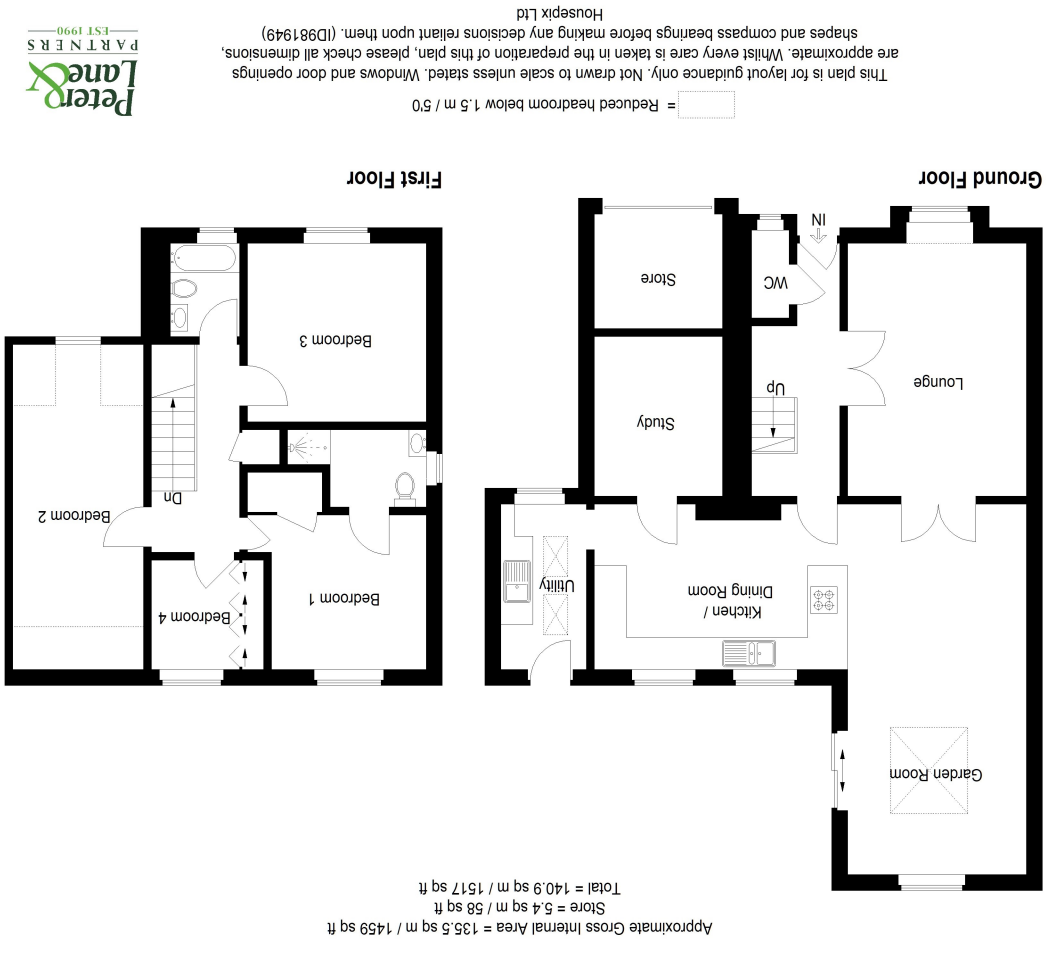
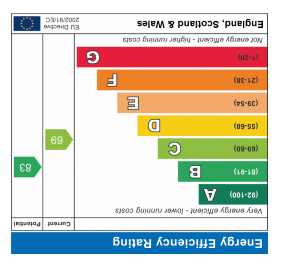


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.



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- Guide Price £425,000-£450,000
- Four Bedrooms
- Kitchen/Dining/Family Room
- Off Road Parking Provision

- Stunning Detached Family Home
- Re-Fitted En Suite And Family Bathroom
- Cloakroom And Utility Room
- Backing On To Woodland



Storm Canopy With Lighting Over

Composite double glazed door to

Entrance Hall

Coving to ceiling, wood flooring, stairs to first floor, radiator, double internal doors to **Living Room**.

Cloakroom

Fitted in a two piece suite comprising low level WC, wash hand basin, radiator.

Living Room

15' 6" x 11' 0" (4.72m x 3.35m)

Double glazed box bay window to front aspect, radiator, double doors through to



Kitchen/Dining/Family Room

Kitchen

15' 8" x 9' 6" (4.78m x 2.90m)

Two Double glazed windows to rear aspect, fitted in a range of base, drawer and wall mounted units with granite work surfaces and up-stands, one and a half bowl single drainer sink unit with mixer tap, integrated appliances incorporating fridge freezer, dishwasher, electric oven and induction hob with extractor over, wall mounted gas fired central heating boiler serving hot water system and radiators, wood flooring

Dining/Family Area

22' 9" x 11' 3" (6.93m x 3.43m)

A double aspect room with two double glazed windows to side and double glazed windows to rear, double glazed French doors, roof lantern, two radiators, wood flooring.

Snug

9' 8" x 7' 9" (2.95m x 2.36m)

Recessed down lighters, coving to ceiling, timber flooring.

Utility Room

10' 3" x 5' 4" (3.12m x 1.63m)

Double glazed window to front aspect and UPVC double glazed door to rear aspect, radiator, fitted in a range of base and wall mounted units, stainless steel single drainer sink unit with mixer tap, space and plumbing for washing machine, wood flooring.

First Floor Landing

Access to loft space with ladder, power and lighting, storage cupboard.



Principal Bedroom

9' 9" x 9' 6" (2.97m x 2.90m)

Double glazed window to rear aspect, radiator, built in wardrobe with hanging and shelving.

En Suite Shower Room

Double glazed window to side aspect, fitted in a three piece suite comprising low level WC, wash hand basin, shower cubicle, complementing tiling, tiled flooring, recessed down lighters, heated towel rail.

Bedroom 2

10' 8" x 10' 7" (3.25m x 3.23m)

Double glazed window to front aspect, radiator.

Bedroom 3

20' 0" x 8' 0" (6.10m x 2.44m)

Double glazed window to front aspect, radiator, restricted head height with sloping ceiling.

Bedroom 4

8' 0" x 6' 7" (2.44m x 2.01m)

Double glazed window to rear aspect, radiator.

Family Bathroom

Double glazed window to front aspect, fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, panel bath with shower unit over and shower screen, complementing tiling, tiled flooring, heated towel rail, recessed down lighters, extractor fan.

Outside

There is a block paved drive way provision off road parking provision for a number of vehicles with twin doors opening to the **Former Garage/Storage Area** with power and lighting. The front garden has mature shrubs. To the side of the property is a **Lean To Storage Shed**. The rear garden is laid to lawn with an area laid to bark, raised planter, outside lighting, patio area, outside tap and enclosed by panel fencing.

Tenure

Freehold.

Council Tax Band - D

