

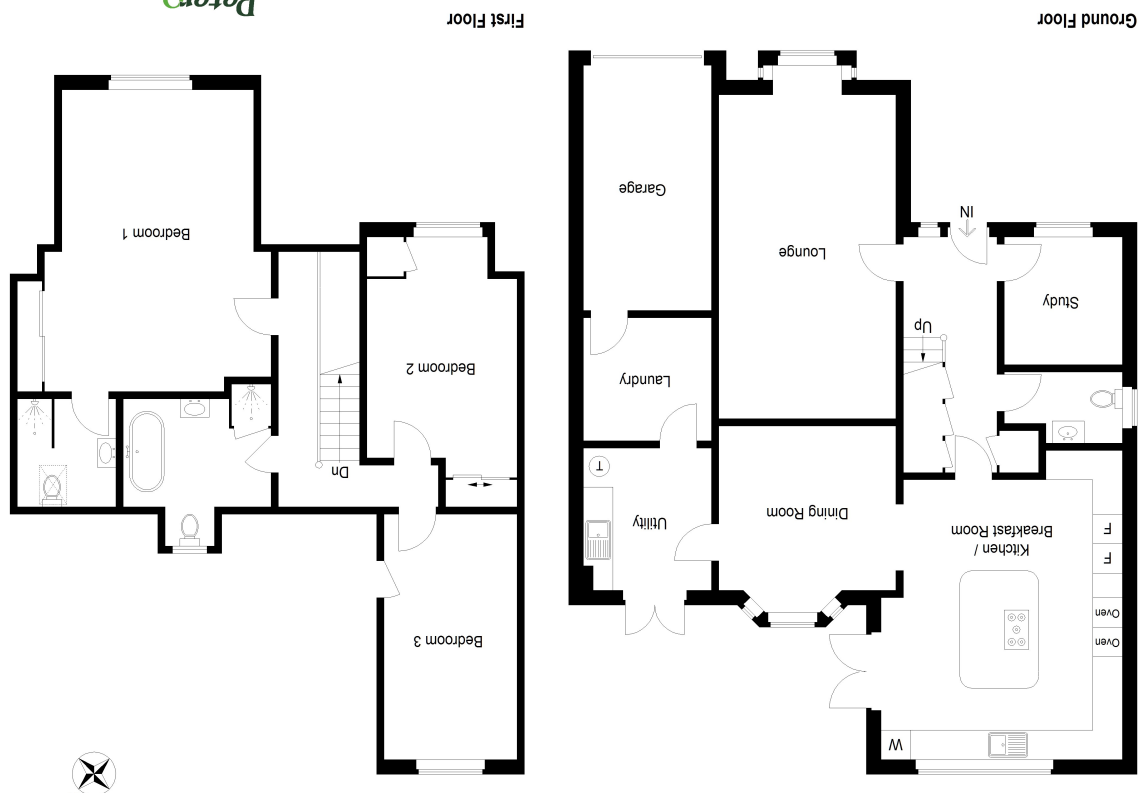
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Approximate Gross Internal Area (including Garage) = 198.4 sq m / 2136 sq ft

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 and compass bearings before making any decisions reliant upon them. (ID108377)  
**Peter Lane & Partners** EST 1990  
Housepix Ltd



- Beautifully Presented Detached Family Residence
- En Suite To Principal Bedroom
- Stunning Re-Fitted Sanitaryware
- Detached Log Cabin With Its Own En Suite
- Extensive gated frontage

- Versatile Three/Four Bedroom Accommodation
- Impressive Kitchen/Breakfast Room
- Exceptional Presentation Throughout
- Desirable Estate Location



**Composite Double Doors Accessing**

**Reception Hall**

16' 5" x 6' 3" (5.00m x 1.91m)  
Bespoke Oak staircase to first floor with custom fitted downstairs storage cupboards, recessed lighting, walk in cloaks cupboard, porcelain floor tiling with underfloor heating.

**Study/Bedroom 4**

8' 6" x 7' 10" (2.59m x 2.39m)  
UPVC window to front aspect, telephone point, recessed lighting, porcelain floor tiling with underfloor heating.

**Sitting Room**

24' 7" x 11' 10" (7.49m x 3.61m)  
UPVC bay window to front aspect, wall light points, recessed lighting, TV point, telephone point.



**Cloakroom**

7' 10" x 4' 7" (2.39m x 1.40m)  
Fitted in a two piece contemporary white suite comprising low level WC, pedestal wash hand basin with mixer tap and tiling, full ceramic tiling, porcelain floor tiling with underfloor heating.

**Kitchen/Breakfast Room**

18' 8" x 16' 5" (5.69m x 5.00m)  
A light impressive double aspect contemporary space re-fitted in a range of cream Shaker style base and wall mounted cabinets with complementing Oak butchers block work surfaces, central island incorporating six ring gas hob with Bosch suspended stainless steel extractor fitted above, twin wine coolers, drawers and pan drawers, four stool breakfast bar, space and plumbing for American style fridge freezer, twin integrated Bosch electric ovens, inset one and half bowl stainless steel sink unit with mixer tap, integral Bosch microwave, glass display cabinets with under unit lighting, UPVC window and French doors to garden terrace, integrated automatic dishwasher, sliding shelf larder unit, recessed lighting, TV point, telephone point, porcelain floor tiling with underfloor heating.

**Dining Room**

11' 8" x 11' 2" (3.56m x 3.40m)  
UPVC bay window to garden aspect, recessed lighting, porcelain floor tiling with underfloor heating.

**Utility Room**

9' 10" x 7' 7" (3.00m x 2.31m)  
Fitted in a range of base and wall mounted units with work surfaces, inset single drainer resin sink unit with mixer tap, appliance spaces, French doors to garden terrace to the rear, access to loft space, recessed lighting, wall mounted gas fired central heating boiler serving hot water system and radiators, pressurised water system, porcelain floor tiling with underfloor heating.



**Laundry Room**

8' 6" x 8' 4" (2.59m x 2.54m)  
Appliance spaces, porcelain floor tiling, internal door to

**Garage**

16' 2" x 8' 7" (4.93m x 2.62m)  
Electrically operated roller door, power, lighting and Tegular block flooring.

**First Floor Galleried Landing**

15' 1" x 10' 10" (4.60m x 3.30m)  
Oak staircase and balustrade, double panel radiator, recessed lighting.



**Principal Bedroom**

20' 8" x 15' 1" (6.30m x 4.60m)  
UPVC window to front aspect, two double panel radiators, TV point, telephone point, extensive wardrobe range with hanging and shelving, recessed lighting.

**En Suite Shower Room**

7' 3" x 6' 7" (2.21m x 2.01m)  
Re-fitted in a range of white quality sanitaryware comprising low level WC with concealed cistern, wall mounted vanity wash hand basin with mixer tap, floor draining independent remote controlled digital Mira shower and overhead shower unit with additional hand mixer shower, full ceramic tiling, extractor, heated towel rail, recessed lighting, Velux window to garden aspect to the rear, ceramic tiled flooring.

**Bedroom 2**

14' 9" x 11' 2" (4.50m x 3.40m)  
UPVC window to front aspect, double panel radiator, extensive wardrobe range with hanging and shelving, access to loft space.

**Bedroom 3**

16' 1" x 8' 6" (4.90m x 2.59m)  
UPVC window to garden aspect, double panel radiator, large eaves storage cupboard, TV point, telephone point.

**Family Bathroom**

11' 10" x 10' 2" (3.61m x 3.10m)  
Beautifully re-fitted in a range of quality white sanitaryware comprising low level WC, double ended freestanding bath with hand mixer shower and mixer tap, suspended wall mounted vanity wash hand basin with mixer tap, floor draining shower unit with folding shower screen and overhead digital remote controlled Mira shower unit and additional hand mixer shower, full ceramic tiling, extractor unit, concealed remote control bathroom TV, UPVC window to rear aspect, heated towel rail, recessed lighting, ceramic tiled flooring.

**Outside**

To the front is a walled frontage measuring approximately 45' 0" x 36' 0" (13.72m x 10.97m) with pedestrian and vehicular gates accessing the Tegular block paved driveway giving provision for several vehicles accessing the **Garage** as described. To the rear the gardens are beautifully landscaped with a block paviour terrace enclosed by low retaining brick walling accessing the areas of lawn, outside tap and lighting. Three steps lead up to a block paviour pathway accessing the **Log Cabin**. The garden is enclosed by a combination of panel fencing and established Laurels with double gated access to the rear and secure gated access to the front.

**Log Cabin**

21' 4" x 14' 1" (6.50m x 4.29m)  
TV point, telephone point and its own separate electricity supply, recessed lighting, French doors accessing the timber deck to the front, laminate flooring. There is an **En Suite** measuring 6' 7" x 3' 7" (2.01m x 1.09m) fitted with low level WC, wash hand basin, screened shower enclosure.

**Tenure**

Freehold  
Council Tax Band - E

