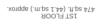




Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously authorized and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

.xorqqs (.m.)s S.LLL (.f.LL.2 sq.m.) approx.





.xorqqs (.m.ps 1.76) .ft.ps SST









ENTRANCE HALLWAY

9' 3" narrows to 5' 9" x 8' 6" (2.82m x 2.59m) Timber-Effect Flooring Throughout. Doors to Living, Bedroom, Shower Room.

LIVING ROOM

13' 10" x 12' 1" (4.22m x 3.68m) Spacious living area flowing effortlessly to the dining and kitchen areas. Timber-Effect Flooring Throughout; Storage Cupboard; Radiator; Ceiling Llght Fittings.

CONSERVATORY/DINING AREA

10' 5" \times 8' 6" (3.17m \times 2.59m) Formal Dining with Stunning Rear Garden Views! Double-Glazed French Doors; Wall Light Fittings; Vertical Blinds; Timber-Effect Flooring.

KITCHEN

18' 5" x 7' 0" (5.61m x 2.13m) Modern Fitted Kitchen with: Ample Wall and Base Units; Plenty of Work Surfaces; Freestanding Electric Oven and Hob; Under-Counter Freezer; Space for Washing Machine, Dishwasher, and Fridge Freezer. Mixer Tap to Composite Sink and Drainer; Tiled Splash-backs; Ceiling Spot Lights; Double-Glazed Windows to Side and Double-Glazed Door to Rear Garden.

GROUND FLOOR BEDROOM

13' 0" x 10' 3" (3.96m x 3.12m) Light, Bright, Spacious and Newly Decorated (2025) Double Bedroom with; Horizontal Blinds to Double-Glazed Window to Front Aspect; Built-in Storage Cupboard/Robe;Timber-Effect Flooring.

DOWNSTAIRS SHOWER ROOM

7' 9" x 5' 6" (2.36m x 1.68m) Installed in August 2025, a Modern Shower Suite Comprising of: Large Shower Cubicle with Glass Panel and Sliding Door; Wall-Mounted Waterfall Shower and Mixer Taps; Close-Coupled WC; Mixer Tap to Wall-Hung Glass Basin; Chrome Tower Radiator; Ceiling Spot Lights.

LANDING

12' 0" x 5' 10" (3.66m x 1.78m) Carpeted Stairs and Landing; Radiator; Ceiling Light Fittings; Loft Hatch; Doors to Bedrooms and Bathroom.

UPSTAIRS REAR BEDROOM

12' 9" into robes x 8' 10" (3.89m x 2.69m) Newly Laid Carpet; Double-Glazed Window to Rear with Beautiful Garden Views; Panelled Feature Wall; Large Built-in Sliding Door Robes; Column Radiator; Wall and Ceiling Light Fittings.

UPSTAIRS FRONT BEDROOM

14' 0" x 10' 4" (4.27m x 3.15m) Spacious Double Bedroom boasting: Walk-in-Robe measuring 7' 11 x 3' 4". Double-Glazed Window to Front Aspect; Modern Column Radiator; Carpeted Flooring; Storage Cupboard; Ceiling Light Fittings.

BATHROOM

14' 1" x 6' 4" (4.29m x 1.93m) Stylish and Luxurious Bathroom! Three-Piece Suite Comprising of: Corner Shower Cubicle with Glass Panel and Door; Wall-Mounted Shower Head; Close-Coupled WC; Mixer Tap to Wall-Mounted Semi-Pedestal Basin; Panelled Bath with Waterfall Mixer Taps and Hand-Held Shower Attachment; Chrome Towel Radiator; Tiled Splash-backs; Built-in Shelving Unit; Extractor Fan; Ceiling Spot Lights; 2 x Double-Glazed Windows.

EXTERNAL

REAR GARDEN: A meticulously maintained 130 rear garden offering a tranquil retreat. A truly beautiful garden with plenty of space for the whole family to enjoy. Dine Al-Fresco, host BBQs, entertain, or simply relax and unwind in your very own private oasis.

FRONT OF PROPERTY: Parking will never be an issue! Newly laid paved multi-vehicle driveway.

ADDITIONAL INFORMATION

New Windows Throughout Shower Room Installed 2025 Bath Suite Installed 2019 Glow-worm Boiler Installed 2019 Loft - Partly Boarded and Insulated Summer-House - Independent Consumer Unit Soffits, Fascia & Guttering Replaced 2020







