# **OPENING HOURS**



















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ituated within a small cul-de-sac in one of the areas' most sought-after villages, this large detached family home is offered for sale in good decorative order throughout. With four DOUBLE bedrooms to the first floor, this home also benefits from having large ground floor accommodation including an impressive lounge with contemporary fireplace and media wall. There is also has a fully enclosed garden to the rear and ample parking that leads to a double garage. With excellent nearby schooling, viewing of this home is highly advised to appreciate the superb accommodation available.

Entrance door opening to

#### **HALLWAY**

An impressive entrance to this home with radiator and stairs leading to first floor.

### **CLOAKROOM**

Comprising low flush WC, wash-hand basin, radiator and window to rear elevation.

## **LOUNGE** 21'6 x 12'8 (6.55m x 3.86m)

A good size lounge with a feature contemporary fireplace with media wall above, radiator, two windows to front elevation and French doors opening to rear garden.

## **KITCHEN/DINING ROOM** 21'6 x 12' max (6.55m x 3.66m max)

An open-plan kitchen/dining room with a range of ample wall and base units with built-in appliances, work surface, wall tiling, dining area, two windows to front elevation, radiator and door to side.

### **LANDING**

**BEDROOM ONE** 12'8 x 10'10 (3.86m x 3.30m)

With radiator, two windows to front elevation and door to

#### **EN-SUITE**

Comprising shower cubicle, wash-hand basin, low flush WC, heated towel rail and window to front elevation.

### **BEDROOM TWO** 12'8 x 9'3 (3.86m x 2.82m)

With built-in wardrobe, radiator and two windows to front elevation.

## **BEDROOM THREE** 9'9 x 8'7 (2.97m x 2.62m)

With radiator and window to rear elevation.

## **BEDROOM FOUR** 9' x 8'7 (2.74m x 2.62m)

With radiator and window to rear elevation.

### **BATHROOM**

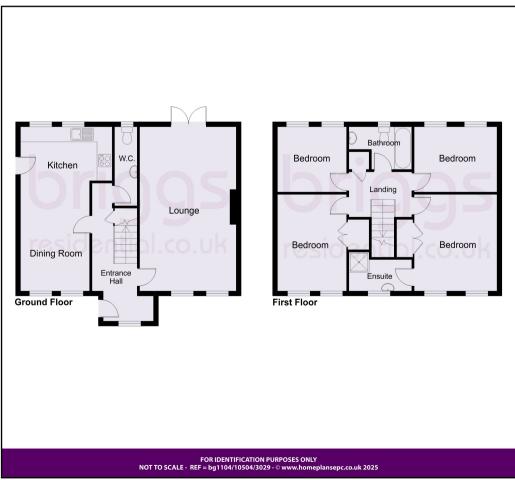
Four-piece suite comprising panelled bath, double shower cubicle, wash-hand basin with cupboard below, low flush WC, wall tiling, radiator and window to rear elevation.

## OUTSIDE

Set on a corner plot, this property has a good size lawned garden and has a long driveway which provides parking for several vehicles leading to a double garage.

The rear garden is of a good size and provides a high degree of privacy. The garden is mainly laid to lawn with patio area, paving and there is a further lawned garden to the side.

EPC RATING: TBC COUNCIL TAX BAND: D (SKDC)



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