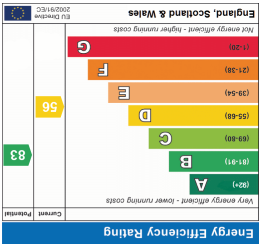


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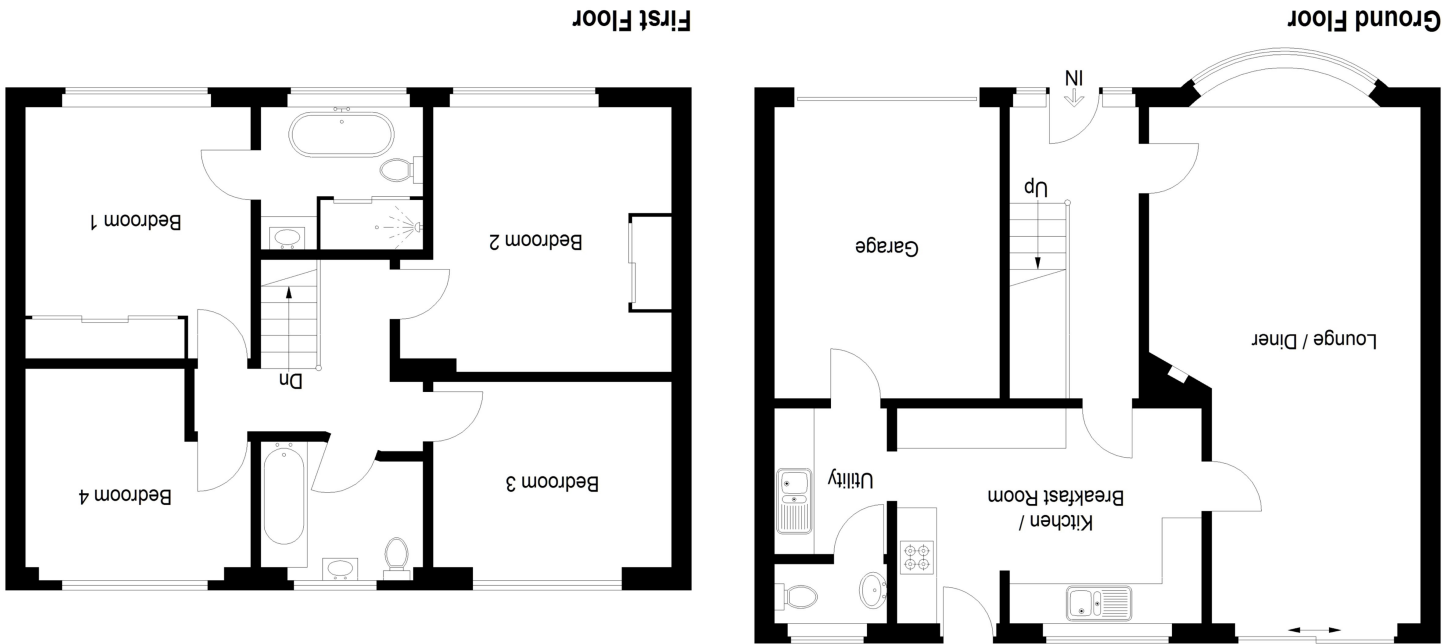


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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1188477)

Housepix Ltd



Approximate Gross Internal Area (including Garage) = 148.0 sq m / 1593 sq ft



- Impressive Detached Family Home
- Re-Fitted En Suite And Family Bathroom
- Kitchen/Breakfast Room
- Utility Room And Guest Cloakroom
- Excellent Transport Links

- Four Double Bedrooms
- Spacious 25' Living Area
- Integral Single Garage And Driveway
- Walking Distance To Local Schools And Amenities
- Popular Location

**UPVC Double Glazed Door To**

**Entrance Hall**

13' 9" x 6' 3" (4.19m x 1.91m)

Two double glazed windows to front aspect, coving to ceiling, radiator, stairs to first floor, laminate flooring, central heating thermostat, door to

**Living/Dining Room**

25' 2" x 13' 6" maximum (7.67m x 4.11m)

A double aspect room with double glazed bay window to front aspect and double glazed sliding patio doors to rear aspect, coving to ceiling, two radiators, central feature fireplace with inset gas coal effect fire and attractive stone surround, laminate flooring.

**Kitchen/Breakfast Room**

15' 11" x 10' 8" (4.85m x 3.25m)

Double glazed window to rear aspect and UPVC double glazed door to rear, coving to ceiling, fitted in a range of base and wall mounted units with complementing work surfaces and tiled surrounds, drawer units, single drainer one and a half bowl sink unit with mixer tap, space and plumbing for dishwasher, space for American style fridge freezer, breakfast bar, electric oven and gas hob with cooker hood over, integrated bottle rack, radiator, tiled flooring, door to

**Utility Room**

7' 5" x 5' 6" (2.26m x 1.68m)

Coving to ceiling, fitted in a range of base and wall mounted units with complementing work surface, one and a half bowl single drainer sink unit with mixer tap, complementing tiling, space and plumbing for washing machine, space for tumble dryer, tiled flooring, radiator, door to **Garage**.

**Cloakroom**

Double glazed window to rear aspect, fitted in a two piece suite comprising low level WC, wash hand basin, radiator, tiled flooring, coving to ceiling.

**First Floor Landing**

Access to loft space, coving to ceiling.

**Principal Bedroom**

11' 11" x 10' 4" (3.63m x 3.15m)

Double glazed window to front aspect, wardrobes with sliding mirror doors, hanging and shelving, radiator.

**En Suite Bathroom**

7' 9" x 7' 7" (2.36m x 2.31m)

Double glazed window to front aspect, re-fitted in a four piece suite comprising low level WC, counter top vanity wash hand basin with mixer tap, roll top bath, double shower cubicle with drench style shower head and additional hand held attachment, re-tiled surrounds, heated towel rail.

**Bedroom 2**

13' 8" x 9' 6" (4.17m x 2.90m)

Double glazed window to front aspect, coving to ceiling, radiator, double built in wardrobe with hanging and shelving, desk unit, radiator.

**Bedroom 3**

11' 7" x 9' 9" (3.53m x 2.97m)

Double glazed window to rear aspect, radiator.

**Bedroom 4**

11' 11" x 10' 7" (3.63m x 3.23m)

Double glazed window to rear aspect, radiator.

**Family Bathroom**

8' 10" x 7' 2" maximum (2.69m x 2.18m)

Double glazed window to rear aspect, fitted in a three piece suite comprising low level WC, vanity wash hand basin with tiling, panel bath with drench style shower head and hand held attachment, heated towel rail.

**Outside**

To the front is off road parking for three vehicles leading to the **Large Single Garage** currently used as a gym with up and over door, power, lighting and radiator. The front garden has mature planting, outside light. The rear garden has a patio seating area, laid to lawn, slate decorative beds, pond and enclosed by panel fencing and hedging.

**Tenure**

Freehold

Council Tax Band - E

