

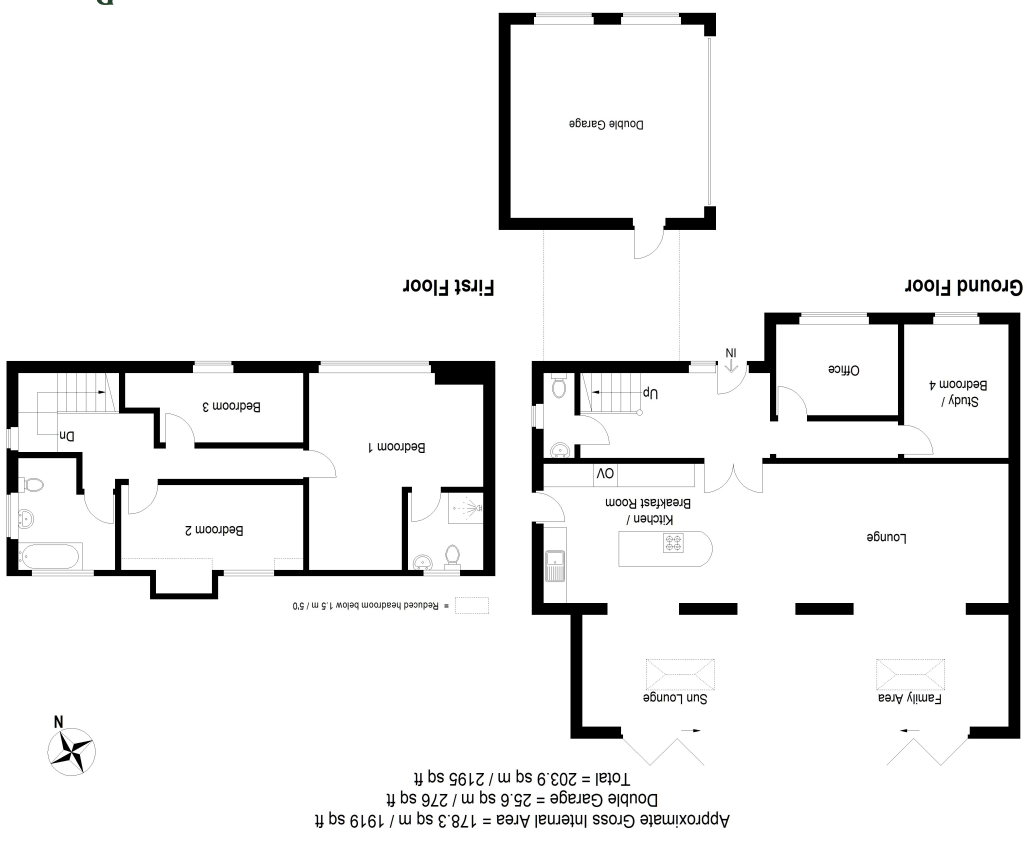
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1062579)



- Beautifully Re-Furbished And Extended Family Home
- Re-Fitted Sanitaryware
- Landscaped Gardens
- Desirable Conservation Village Location

- Stunning 40' Contemporary Kitchen/Family Room
- En Suite To Principal Bedroom
- Appealing Field Views
- Immediate Vacant Possession And No Chain



Replacement Oak Signature Front Door And Side Panels To

Reception Hall

16' 10" x 8' 0" (5.13m x 2.44m)

A light spacious room leading into **Inner Hall**, double panel radiator, recessed lighting, stairs to first floor, understairs recess.

Cloakroom

Re-fitted in a two piece white suite comprising low level WC, pedestal wash hand basin with tiling and mixer tap, UPVC window to side aspect, double panel radiator, laminate flooring.

Inner Hall

Glazed internal double doors access **Kitchen/Family/Reception Room**, access to

Bedroom 5

10' 4" x 7' 6" (3.15m x 2.29m)

Double panel radiator, UPVC window to front aspect, laminate flooring.

Bedroom 3

11' 4" x 8' 11" (3.45m x 2.72m)

UPVC window to front aspect, double panel radiator, laminate flooring.

Kitchen/Dining/Living Room

39' 9" x 22' 5" (12.12m x 6.83m)

An impressive open plan contemporary space with twin bi-folds to garden terrace and UPVC door to side, fitted in a bespoke range of base and wall mounted cabinets with complementing Silestone/quartz work surfaces and up-stands, glass fronted display cabinets, inset Butler sink unit with mono bloc mixer tap, contrasting ceramic tiling, integral AEG double oven, twin fridge freezers, drawer units, pan drawers, central island work station incorporating further drawers and pan drawers, a contrast of Silestone and Cherry work surface, inset induction hob, recessed lighting, two double panel radiators, TV point, telephone point, quality laminate flooring, twin architectural lanterns and wall light points.

First Floor Galleried Landing

UPVC window to side aspect, recessed lighting, access to insulated loft space.

Principal Bedroom

16' 10" x 14' 11" (5.13m x 4.55m)

UPVC window to front aspect, double radiator, dressing area.

En Suite Shower Room

8' 0" x 6' 9" (2.44m x 2.06m)

Re-fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin with mixer tap, screened shower enclosure with independent shower unit fitted over, chrome heated towel rail, UPVC window to rear aspect, ceramic tiled flooring.

Bedroom 2

15' 5" x 8' 10" (4.70m x 2.69m)

Double panel radiator, UPVC window to rear aspect enjoying field views.

Bedroom 4

15' 3" x 5' 10" (4.65m x 1.78m)

UPVC window to front aspect, double panel radiator.

Family Bathroom

10' 3" x 8' 11" (3.12m x 2.72m)

Fitted in a contemporary three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, panel bath, extensive tiling with contrasting sill, chrome heated towel rail, UPVC windows to two aspects, extractor, ceramic tiled flooring.

Outside

To the front is an extensive gravel driveway giving provision for several vehicles, areas of lawn, a selection of ornamental trees and shrubs, outside lighting. There is an **Double Garage** with single up and over door, power, lighting and private door to the side. The rear garden is pleasantly arranged and landscaped with a paved terrace, shaped lawns, stocked varieties of evergreen shrubs and beds, further paved seating area with stunning open field views to the rear.

Tenure

Freehold

Council Tax Band - E

