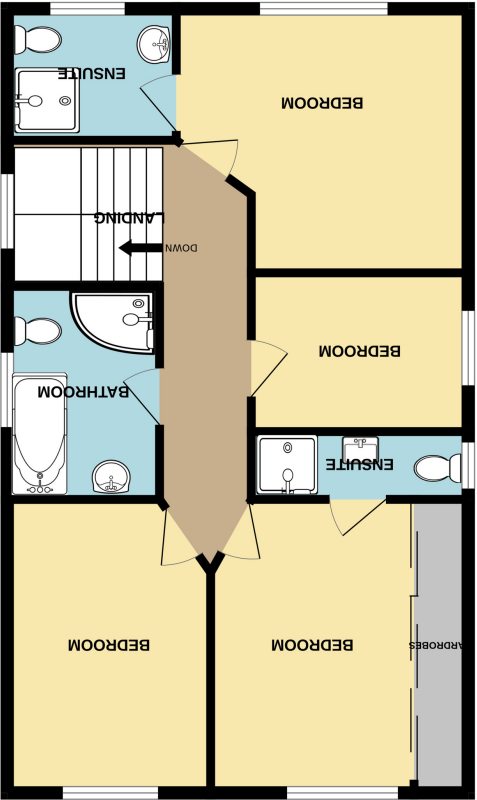
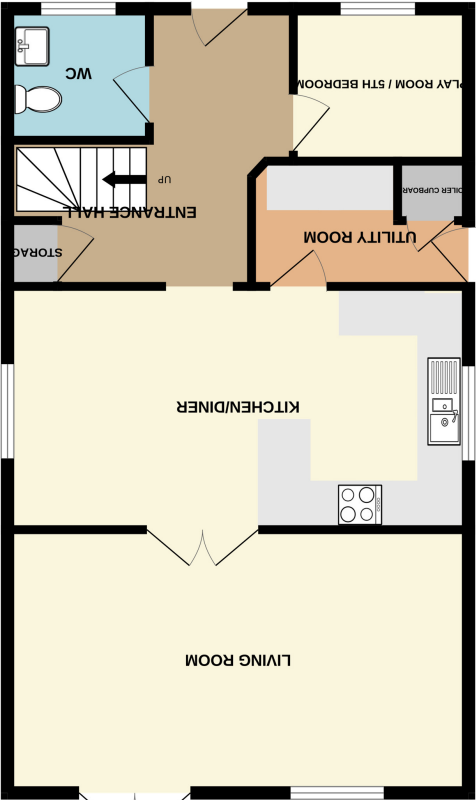


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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.

TOTAL FLOOR AREA: 1413 sq.ft. (131.2 sq.m.) approx.
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1ST FLOOR
706 sq.ft. (65.6 sq.m.) approx.



GROUND FLOOR
706 sq.ft. (65.6 sq.m.) approx.

Energy Efficiency Rating		
England, Scotland & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
Not energy efficient - higher running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Current	73	
Potential	83	





FRONTAGE

The property is approached via a drop kerb to a block paved driveway for approximately three vehicles. Canopy storm porch with slope and block paved steps to front door. UPVC double glazed entrance door with feature glazed insert opening into entrance hall.

ENTRANCE HALL

12' 4" x 5' 7" expanding to 10' 4" into staircase. Smooth plastered coved ceiling with ceiling light point and mains wired smoke alarm. Wall mounted panelled radiator. Built in understairs storage cupboard. Wood laminate flooring laid throughout. Carpeted return staircase rising to first floor.

GROUND FLOOR WC

6' 3" x 5' 10" (1.91m x 1.78m) Obscure UPVC double glazed window to front aspect. Smooth plastered ceiling. Wall vented extractor. Suite comprises of a large pedestal washbasin with mixer taps and tiled splashbacks. Push flush WC. Ceramic tiled flooring. Wall mounted panelled radiator.

GROUND FLOOR STUDY/PLAYROOM/FIFTH BEDROOM

7' 9" x 6' 9" (2.36m x 2.06m) UPVC double glazed window to front aspect. Smooth plastered ceiling. Wall mounted panelled radiator. Wood laminate flooring laid throughout.

KITCHEN / FAMILY ROOM / DINER

20' 4" x 10' 9" (6.20m x 3.28m) Dual aspect UPVC double glazed windows to both side aspects. Smooth plastered coved ceiling throughout with inset spotlighting. Wall mounted panelled radiator to dining area. Ceramic tiled flooring laid throughout. Kitchen area comprises of a range of wall mounted and base level modern gloss kitchen cabinet units and drawers. Ceramic tiling to three aspects. Four ring Electric Samsung induction hob, with stainless steel extractor over. Integral Bosch oven beneath. One and a half bowl graphite sink unit with mixer tap over, drainer inset to worktop. Integral fridge/freezer and integral dishwasher. Low level kick board LED lighting. Breakfast bar area. Inner door through to utility room.

UTILITY ROOM

9' 7" x 5' 1" (2.92m x 1.55m) Obscure UPVC double glazed side door to side passage. High level Electricity consumer unit. Smooth plastered ceiling with ceiling light point. Built in cupboard housing a boiler and pressurised heating system. Remainder of utility comprises of wall mounted storage units finished in contemporary gloss, worktop with space & plumbing for washing machine and tumble dryer. Continuation of ceramic tiled flooring from kitchen.

LIVING ROOM

20' 4" x 11' 9" (6.20m x 3.58m) Accessed from kitchen/family room/diner via double opening inner doors with glazed multi panelled inserts. UPVC double glazed patio doors with corresponding side panels and additional window overlooking garden. Smooth plastered coved ceiling with inset spotlighting. Wall mounted panelled radiator. Oak flooring laid throughout.

FIRST FLOOR LANDING

Via carpeted return staircase with timber balustrade and obscure UPVC double glazed window to side at half landing. Access to loft via a pull down loft hatch with fitted ladder. (loft is fully boarded and carpeted with power & lighting throughout) Smooth plastered coved ceiling with two ceiling light points and mains wired smoke alarm. Carpet laid throughout. Internal doors to bedrooms and bathroom.



BEDROOM ONE

12' 11" narrowing to 9' 1" x 11' 9". UPVC double glazed window to front aspect. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout. Door leading through to ensuite shower room.

ENSUITE SHOWER ROOM

7' 0" x 5' 9" (2.13m x 1.75m) Obscure UPVC double glazed window to front aspect. Smooth plastered ceiling with inset spotlighting. Wall vented extractor. Full ceramic tiled walls with complimentary contrasting colour tiles with feature mid inlay border. Ceramic tiled flooring. Suite comprises of a corner shower unit with a thermostatic mixer shower inset with rainfall shower head and additional hand held hose. Push flush WC and pedestal wash basin with mixer tap. Chrome heated towel rail.

BEDROOM TWO

13' 0" x 8' 11" (3.96m x 2.72m) To fitted wardrobes. UPVC double glazed window to rear aspect. Smooth plastered ceiling with inset spotlighting. Wall mounted panelled radiator. Built in wardrobes via sliding mirror fronted wardrobe doors. Carpet laid throughout. Inner door through to ensuite shower room.

ENSUITE SHOWER ROOM - TWO

8' 6" x 3' 0" (2.59m x 0.91m) Obscure UPVC double glazed window to side aspect. Smooth plastered ceiling with inset spotlighting. Wall mounted extractor. Suite comprises of a enclosed shower cubicle with thermostatic mixer shower inset with rainfall shower head and additional hand held hose. Wash basin with mixer tap inset to vanity storage unit. Push flush WC. Ceramic tiled walls throughout. Quartz tiled flooring. Chrome heated towel rail.

BEDROOM THREE

12' 11" x 8' 10" (3.94m x 2.69m) UPVC double glazed window to rear aspect. Smooth plastered ceiling with inset spotlighting. Wall mounted panelled radiator. Carpet laid throughout.

BEDROOM FOUR

9' 2" x 7' 0" (2.79m x 2.13m) Obscure UPVC double glazed window to side aspect. Smooth plastered ceiling with ceiling light point. Wood laminate flooring laid throughout.

LARGE FOUR PIECE BATHROOM

9' 10" x 6' 11" (3.00m x 2.11m) Obscure UPVC double glazed window to side aspect. Smooth plastered ceiling with inset spotlighting. Suite comprises of a Jacuzzi style spa bath with retractable shower hose and mixer tap bath controls. Ceramic tiled splashback. Pedestal washbasin with mixer tap and ceramic tiled splashback. Push flush WC. Double feature spa style massage shower unit with inset lighting and various controls and modes. Chrome heated towel rail and vinyl flooring laid throughout.

GARDEN

Westerly facing landscaped garden commences with a block paved patio area with dual side access to the front of the property. Porcelain tiled steps with brick fascia rising to main garden area. Neatly landscaped and finished with porcelain stepping stones and artificial lawn. Feature decked area with space for sunken hot tub. Range of mature Asia's and maple trees. Water feature with inset stone finish and sunken fishpond. Timber fenced boundaries.

FEATURE OUTBUILDING / STUDIO

20' 6" x 5' 0" (6.25m x 1.52m) Double glazed, insulated, power, lighting, water connected.

