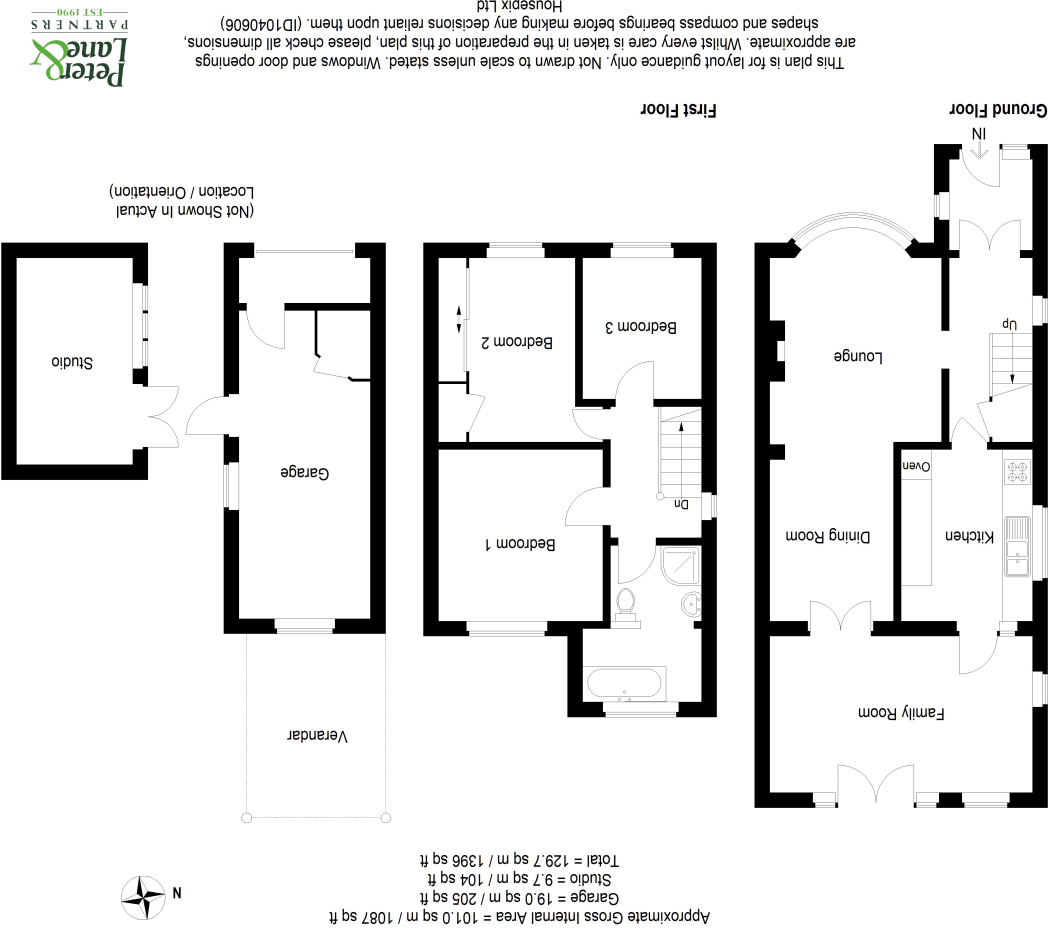


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- Nicely Extended Family Home
- Re-Fitted Kitchen
- New Outbuilding/Bar/Home Office
- Landscaped Gardens
- Exclusive Village Location

- Three Bedrooms
- Re-Fitted Sanitary Ware
- Oversized Garage And Extensive Driveway
- Fabulous Field Views



New Composite Part Glazed Panel Door To

Entrance Porch

6' 3" x 5' 9" (1.91m x 1.75m)

UPVC window to front aspect, parquet flooring finished in herringbone pattern, glazed internal double doors to

Reception Hall

12' 4" x 5' 6" (3.76m x 1.68m)

Radiator with decorative cover, stairs to first floor, UPVC window to side aspect, coving to ceiling, central heating thermostat, understairs storage cupboard, new consumer unit and lighting, porcelain floor tiling.

Sitting Room

25' 3" x 11' 3" (7.70m x 3.43m)

Incorporating **Dining Area**. A light double aspect room with UPVC bow window to front, internal doors to **Family Room** to the rear, radiator with decorative cover, central feature fireplace with exposed brickwork chimney feature with functional hearth and timber bressumer, two double panel radiators, wall light points, coving to ceiling.

Family Room

15' 5" x 10' 5" (4.70m x 3.17m)

A light double aspect room with UPVC window to side and UPVC window and French doors to garden terrace, wall light points, recessed lighting, double panel radiator, coving to ceiling, porcelain floor tiling.

Kitchen

11' 6" x 8' 2" (3.51m x 2.49m)

UPVC window to side aspect, fitted in a range of base and wall mounted units with work surfaces and re-tiled surrounds, single drainer one and a half bowl stainless steel sink unit, under unit lighting, underlit glass fronted display cabinets, appliance spaces, cornicing to ceiling, drawer units, pan drawers, integral double electric oven, microwave shelf, integral five ring gas hob, extractor unit, corner shelf display unit, engineered wood flooring.

First Floor Galleried Landing

Access to insulated and boarded loft space with ladder, lighting and housing a Vaillant gas fired central heating boiler (approximately six years old), cornicing to ceiling, UPVC window to side aspect.

Family Bathroom

10' 6" x 7' 7" (3.20m x 2.31m)

Re-fitted in a four piece white suite comprising low level WC, wall mounted wash hand basin, Travertine tiling, screened shower enclosure with independent shower unit fitted over, panel bath, radiator, UPVC window to rear aspect, coving to ceiling, recessed lighting, composite flooring.

Principal Bedroom

11' 2" x 10' 6" (3.40m x 3.20m)

UPVC window to garden aspect, radiator with decorative cover.

Bedroom 2

12' 2" x 9' 2" (3.71m x 2.79m)

UPVC window to front aspect, single panel radiator, extensive wardrobe range with hanging and shelving, airing cupboard with new immersion heater and shelving.

Bedroom 3

9' 2" x 7' 7" (2.79m x 2.31m)

UPVC window to front aspect, boxed stairwell with over stairs storage, single panel radiator.

Outside

There is an extensive hard landscaped frontage arranged over several levels laid to paving and gravel beds with a driveway sufficient for three large vehicles accessing the **Oversized Garage** with outside lighting. The rear garden measures approximately 44' 11" x 29' 6" (13.69m x 8.99m) neatly arranged and landscaped with an extensive paved terrace, slate border, areas of lawn, a selection of ornamental shrubs, evergreens and deciduous, a pleasant covered seating area with external power points and lighting, steps lead down to a further paved terrace, a timber decked seating area and a further slate bed with gated access extending to the bridleway to rear and a timber outbuilding.

Oversized Garage

23' 0" x 8' 8" (7.01m x 2.64m)

Power, lighting, UPVC window to rear and UPVC door to side, electrically operated up and over roller security door.

Cloakroom

4' 3" x 4' 0" (1.30m x 1.22m)

Fitted in a two piece contemporary white suite comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap and tiling, recessed lighting, ceramic tiled flooring.

Cabin

Currently used as a bar of UPVC double glazed and timber construction, insulated, wall light points, power, lighting, UPVC window to side aspect, laminate floor covering.

Tenure

Freehold

Council Tax Band - B

