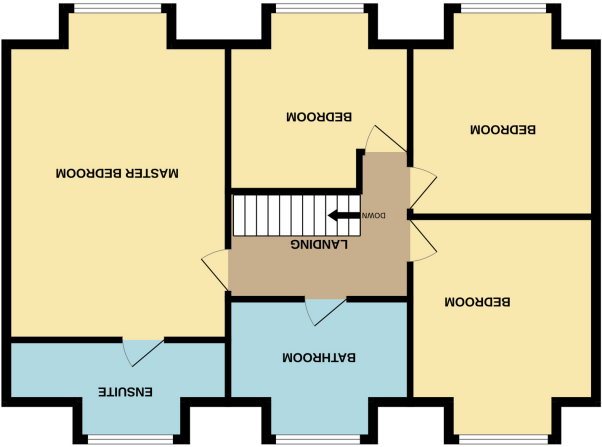
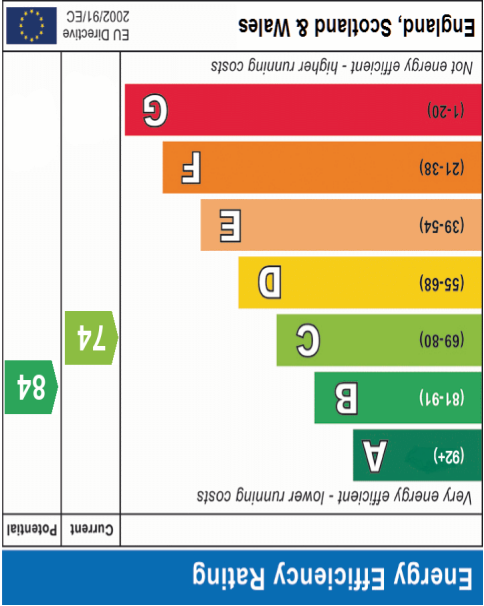
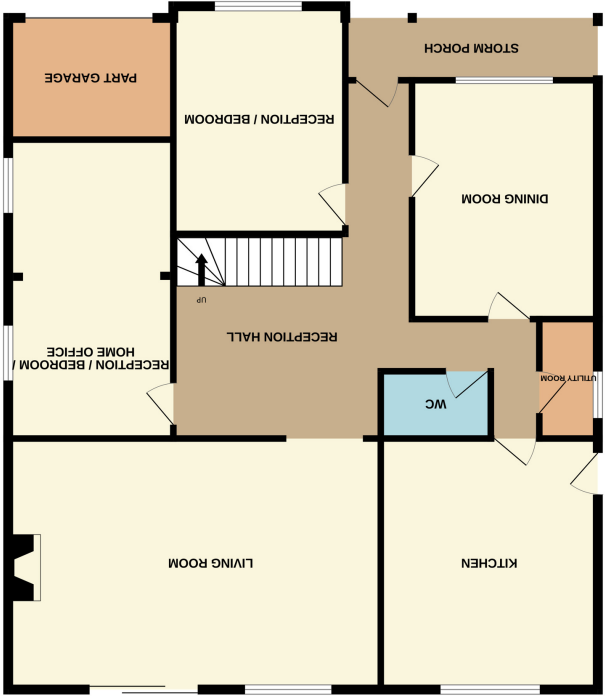


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.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



1ST FLOOR  
842 sq.ft. (78.3 sq.m.) approx.



GROUND FLOOR  
1422 sq.ft. (132.1 sq.m.) approx.

TOTAL FLOOR AREA: 2264 sq.ft. (210.3 sq.m.) approx.  
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#### PROPERTY FRONTAGE

Impressive and attractive detached property boasting: Paved Driveway to Accommodate Eight Vehicles; Access to Rear Garden; Hedge Boundary to Sides; Low Brick Pillared and Metal Rails Front Boundary Wall.

#### HALLWAY

MAIN AREA: 14' 5" x 12' 3" (4.39m x 3.73m) Grand Entrance Hallway with an abundance of space! Doors leading to: Reception Room; Dining; Living; Kitchen; Cloakroom; Utility. Featuring: Timber Spindled Staircase to Upper Floor; Carpeted Flooring; Ceiling Light Fittings; Radiator.

#### LIVING ROOM

22' 4" x 15' 0" (6.81m x 4.57m) French Doors leading to a stunning and spacious living room, benefiting from: Double Glazed Glass Sliding Patio Doors and Window with Rear Garden Views, boasting an abundance of natural light flowing through. Feature fireplace; Carpeted Flooring; Radiators; Ceiling Light Fittings.

#### KITCHEN

15' 0" x 13' 0" (4.57m x 3.96m) Entertain and dine in this gorgeous Chef's Delight Kitchen, boasting: Stylish Range Cooker; Integrated Appliances to include: Dishwasher; Range Hood; Wine Rack. Fitted Kitchen Providing Plenty of Work Surfaces; Wall and Base Units, Display Cabinet and Drawers; Mixer Tap to One and a Half Bowl Stainless Steel Sink; Space for Fridge/Freezer; Ceramic Tiled Splashbacks; Tiled Flooring; Radiator; Ceiling Light Fittings. Door to Side Access; Door to Utility. Windows to Rear Garden.

#### UTILITY ROOM

7' 2" x 3' 6" (2.18m x 1.07m) Plumbing for Washing Machine and Space for Dishwasher plus Additional Storage Space. Lead Panelled Double Glazed Window to Side Aspect.

#### CLOAKROOM

6' 7" x 3' 11" (2.01m x 1.19m) Traditional Cloakroom comprising of: Hot and Cold Taps to Pedestal Basin; WC. Timber Flooring; Wall-Mounted Mirrored Cabinet; Chrome Towel Radiator.

#### DINING ROOM

14' 4" x 10' 9" (4.37m x 3.28m) Spacious and Social Dining Room, Ideal for large gatherings for family and friends. Lead Panelled Double Glazed Windows to Front and Side Aspect; Carpeted Flooring; Radiator; Ceiling Light Fittings.

#### FRONT RECEPTION/GROUND FLOOR BEDROOM

13' 8" x 10' 3" (4.17m x 3.12m) Spoilt for choice with multiple and versatile reception rooms. Whether you are looking for a property with downstairs bedroom/home office/study/snug/media/games room, this property provides for ALL your needs. Sunny and spacious with: Lead Pannelled Double Glazed Window to Front Aspect; Carpeted Flooring; Radiator; Ceiling Light Fittings.

#### HOME OFFICE/BEDROOM/GYM

17' 11" x 9' 1" (5.46m x 2.77m) A spacious room offering the same versatility as the front reception room. For a family looking for multiple rooms, this property will live up to your expectations. Comprising of: Lead Panelled Double Glazed Windows to Side Aspect; Carpeted Flooring; Radiator; Ceiling Light Fittings.

#### FIRST FLOOR HALLWAY

11' 0" x 6' 2" (3.35m x 1.88m) Carpeted Flooring; Radiator; Ceiling Light Fittings. Door to: Bedrooms and Main Bathroom; Loft Access, Fully Boarded and Insulated, accessed via drop-down loft ladder.

#### MAIN BEDROOM

19' 11" x 12' 11" (6.07m x 3.94m) Exceptional bedroom suite comprising of: Two Large Wardrobes with Mirrored and Panel Sliding Doors; Lead Panelled Double Glazed Window to Front Aspect; Carpeted Flooring; Ceiling Light Fittings. Door to En-Suite.

#### EN-SUITE SHOWER ROOM

12' 11" into shower cubicle x 6' 1" max (3.94m x 1.85m) Stylish newly-fitted suite, comprising of: Large Walk-in Shower; Glass Shower Screen; Wall-Mounted Shower; Mixer Tap to Vanity Unit; WC; Wall-Mounted Mirrored Cabinet; Wall-Mounted Chrome Towel Radiator; Fully Tiled Walls and Flooring; Storage Cupboard to Eaves; Double Glazed Windows to Rear Aspect.

#### BEDROOMS TWO, THREE, FOUR

BED TWO 13' 5" x 11' 0" (4.09m x 3.35m)  
BED THREE 12' 6" x 11' 0" (3.81m x 3.35m)  
BED FOUR 11' 0" max x 10' 9" (3.35m x 3.28m)

All Good Sized Double Bedrooms Comprising of: Carpeted Flooring Throughout; Lead Panelled Double Glazed Windows; Radiators; Ceiling Light Fittings.

#### SHOWER ROOM

11' 0" x 8' 5" max (3.35m x 2.57m) Newly Installed, Stunning & Stylish Suite comprising of: Large Walk-In Shower; Glass Shower Screen; Wall-Mounted Rainfall Shower and Hand Held Shower Attachment; Fitted Base Units; Large Vanity Cabinet and Drawers; Mixer Tap to Basin; WC; Fully Tiled to Walls and Flooring; Wall-Mounted Mirrored Cabinet; Double Glazed Window to Rear Aspect; Ceiling Light Fittings.

#### REAR GARDEN

SOUTH FACING, Private, Low Maintenance, Fully Fenced Rear Garden. Lovely large lawn area with suntrap patio area to rear; Large paved patio for entertaining and al-fresco dining.

#### ADDITIONAL INFORMATION

Silicone Rendered Externally  
Newly installed En-Suite  
Newly installed Family Bathroom  
Loft - Fully Boarded and Insulated

