

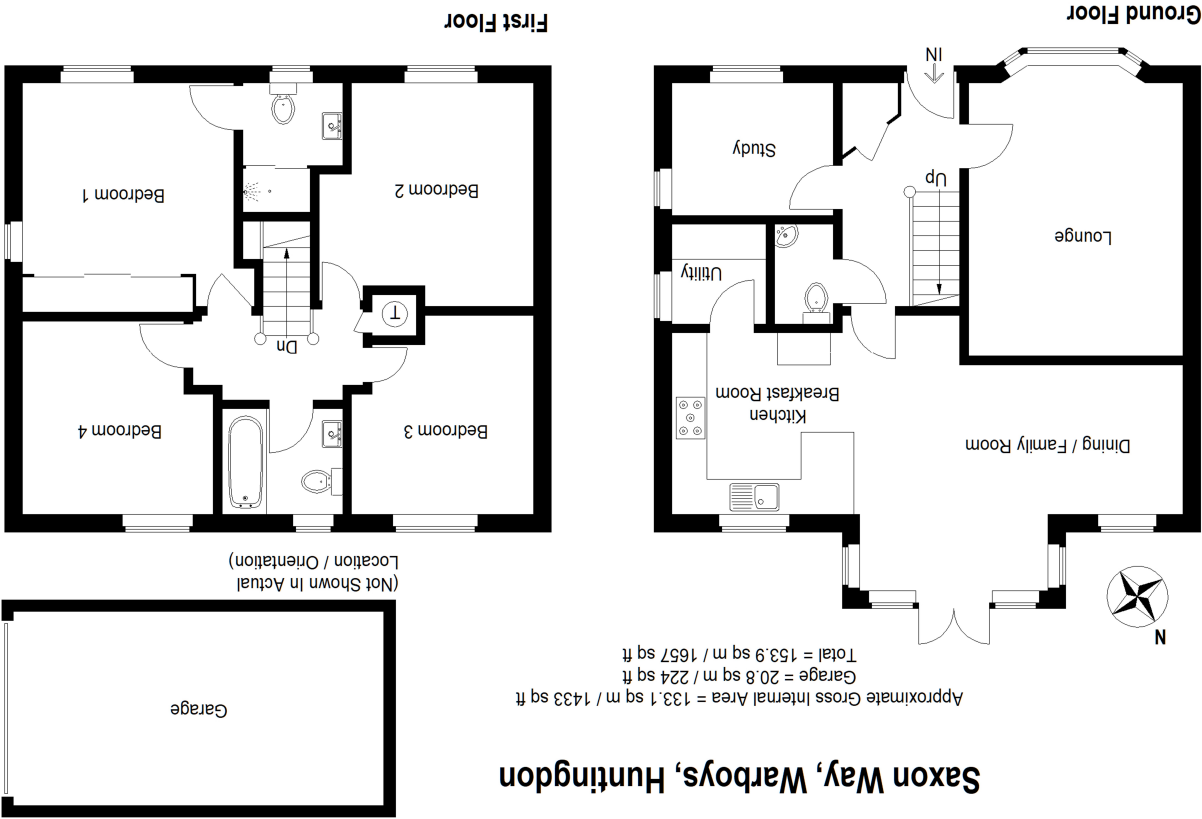
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID935117)

Houseplix Ltd



- Beautifully Designed David Wilson Home
- Stunning Kitchen/Breakfast/Family Room
- Garaging
- Desirable Estate Development

- Four Double Bedrooms
- Two Car Driveway
- Enclosed Garden
- Popular Village Location



Integral Canopy Over

Composite front door to

Reception Hall

Stairs to first floor, double panel radiator, cloaks cupboard housing fuse box and master switch, LVT flooring.

Sitting Room

17' 1" x 11' 10" (5.21m x 3.61m)

UPVC bay window to front aspect, TV point, telephone point, double panel radiator.

Study

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

A light double aspect room with UPVC windows to front and side aspects, double panel radiator, telephone point.

Cloakroom

Fitted in a two piece contemporary white suite comprising low level WC, corner wash hand basin with mixer tap and tiling, extractor, LVT flooring.

Kitchen/Breakfast/Family Room

28' 3" x 15' 8" (8.61m x 4.78m)

A stunning open plan contemporary space incorporating kitchen, breakfast room and family room with two UPVC windows to rear aspect with French doors and full height panel windows to garden terrace to the rear with custom fitted blinds, two double panel radiators, telephone point, fitted in a contemporary range of base and wall mounted units divided by a central peninsular breakfast bar, single drainer stainless steel sink unit with mixer tap, drawer units, pan drawers, under unit lighting, integrated appliances incorporating automatic dishwasher, fridge freezer, larder unit, double electric oven with integral five ring gas hob and suspended stainless steel extractor unit over, under stairs storage cupboard, LVT flooring.

Utility Room

5' 11" x 5' 7" (1.80m x 1.70m)

Composite glazed door to side aspect, fitted in a range of base and wall mounted units with work surfaces and up-stands, appliance spaces, concealed gas fired central heating boiler serving hot waster system and radiators, extractor unit, LVT flooring.

First Floor Galleried Landing

Access to insulated loft space, double panel radiator, airing cupboard housing pressurised hot water system and shelf space.

Principal Bedroom

12' 2" x 11' 2" (3.71m x 3.40m)

A light double aspect room with UPVC windows to front and side aspects, double panel radiator, extensive contemporary wall panelled wardrobe range with hanging and shelving, TV point.

En Suite Shower Room

6' 11" x 5' 11" (2.11m x 1.80m)

UPVC window to front aspect, fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, over sized screened shower enclosure with independent shower unit fitted over, heated towel rail, extractor unit, vinyl floor covering.

Bedroom 2

12' 6" x 12' 2" (3.81m x 3.71m)

UPVC window to front aspect, wardrobe recess, double panel radiator.

Bedroom 3

10' 10" x 10' 6" (3.30m x 3.20m)

UPVC window to rear aspect with custom fitted blinds, double panel radiator.

Bedroom 4

10' 10" x 10' 2" (3.30m x 3.10m)

UPVC window to rear aspect with custom fitted blinds., double panel radiator.

Family Bathroom

6' 11" x 5' 7" (2.11m x 1.70m)

Fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin with mixer tp, double panel radiator, panel bath with mixer tap, UPVC window to garden aspect, extractor, vinyl flooring.

Outside

The rear garden is pleasantly arranged with a paved seating area, areas of lawn, outside tap and lighting. The garden is enclosed by panel fencing. There is an **Over Sized Garage** with single up and over door, power, lighting and eaves storage space, external lighting and parking provision for two vehicles.

Tenure

Freehold

Estate Maintenance Fee - £12.50 per month

Council Tax Band - E

