



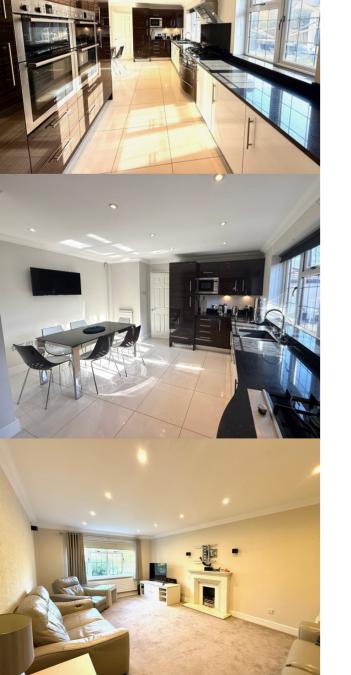
# £995,000 - Freehold

# **Property Summary**

An extremely spacious and well presented, detached family home located on this prestigious development at the centre of the village. The property features five double bedrooms, three bathrooms and a re-fitted kitchen/breakfast and utility room and is being sold with the benefit of no onward chain.

# **Features**

- FIVE DOUBLE BEDROOMS
- RE-FITTED EN-SUITE BATHROOM
- TWO FURTHER BATHROOMS
- RE-FITTED KITCHEN/BREAKFAST & UTILITY
- INTEGRAL DOUBLE WIDTH GARAGE
- LANDSCAPED REAR GARDEN
- NO ONWARD CHAIN
- CENTRAL VILLAGE LOCATION



# **Room Descriptions**

# **GROUND FLOOR**

### **ENTRANCE HALL**

With stairs to first floor, understairs storage cupboard, single panel radiator, access to kitchen/breakfast room, lounge, dining room and study

#### CLOAKROOM

Window with rear aspect, low flush WC and hand basin with mixer tap

### LOUNGE

 $6.10 \text{m} \times 3.70 \text{m}$  (20' 0" x 12' 2") UPVC leaded window with front aspect, recessed lighting, stone fireplace with gas fire, radiators, TV point, double doors to dining room

#### DINING ROOM

4.30m x 3.2m (14' 1" x 10' 6") Bifold doors to rear garden, wood laminate flooring, recessed lighting, radiator

#### STLIDY

2.75m x 2.60m (9' 0" x 8' 6") UPVC leaded window with front aspect, radiator

#### KITCHEN/BREAKFAST ROOM

 $6.35 \, \mathrm{m} \times 4.20 \, \mathrm{m}$  (20' 10" x 13' 9") A beautifully re-fitted Kitchen/Breakfast Room benefitting from underfloor heating throughout. Fitted with a range of base level cupboards, with pandrawers and granite worktops over - five-ring gas hob with contemporary extractor fan along with two double ovens in a bespoke unit, 1 1/2 bowl sink unit with mixer tap and waste disposal unit. There are two fridge freezers and a built-in dishwasher. An attractive leaded light window overlooks the rear garden.

## **UTILITY ROOM**

 $4.70 \,\mathrm{m} \times 1.85 \,\mathrm{m}$  (15' 5" x 6' 1") The Utility Room is an excellent space offering further storage with side aspect window. There are eye-level and base unit cupboards with granite worktops over, single sink with mixer tap, built-in fridge/freezer, wine rack and space for a washing machine. A door opens to the rear garden and garage.

# FIRST FLOOR

# **MAIN BEDROOM**

 $4.85 \,\mathrm{m} \times 4.85 \,\mathrm{m}$  (15' 11" x 15' 11") UPVC leaded windows with front and rear aspect, recessed lighting, extensive range of fitted wardrobes along one wall, radiator, air conditioning unit, door to en-suite bathroom

# **EN-SUITE BATHROOM**

UPVC leaded window with rear aspect, tiled floor with underfloor heating, fully tiled walls, walk in shower cubicle with rainfall shower, double ended bath with mixer tap, wash basin with cupboards under and wall mounted cupboards with illuminated mirror, WC, recessed lighting to ceiling

# **BEDROOM TWO**

4.30m x 3.70m (14' 1" x 12' 2") UPVC leaded windows with front aspect, range of fitted wardrobes along one wall, recessed lighting, radiator, door to Jack and Jill bathroom

## IACK AND IILL BATHROOM

Bath with mixer tap and power shower with glazed shower screen, fully tiled walls, wash basin with mixer tap, WC, chrome heated towel rail, extractor fan

## **BEDROOM THREE**

3.85m x 3.15m (12' 8" x 10' 4") Twin UPVC windows with rear aspect, fitted double wardrobe, radiator, recessed lighting, door to Jack and Jill bathroom

#### BEDROOM FOUR

4.05m x 2.90m (13' 3" x 9' 6") Twin UPVC leaded windows with front aspect, radiator

# BEDROOM FIVE

3.05m x 3.0m (10' 0" x 9' 10")

UPVC windows with rear aspect, radiator

#### **FAMILY BATHROOM**

UPVC leaded window with front aspect, fully tiled walls, bath with power shower over and glazed screen, wash basin with mixer tap, chrome heated towel rail, WC with push button flush

# **OUTSIDE**

## **DOUBLE GARAGE**

5.15m x 5.0m (16' 11" x 16' 5")

Integral double width garage with twin metal up and over doors, light and power points

## **REAR GARDEN**

The rear garden is enclosed by a mixture of panel fencing and stock brick walls. It has been landscaped to provide a low maintenance garden with several seating areas including a covered pergola. There are raised beds with a variety of shrubs and plants and sheds to the side of the property.

### **FRONT GARDEN**

The front garden is laid to lawn with mature borders containing a variety of shrubs. In front of the garage is a double width driveway

# Approximate Gross Internal Area 2427 sq ft - 226 sq m Ground Floor Area 1276 sq ft - 119 sq m First Floor Area 1151 sq ft - 107 sq m







