



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Welcome to this deceptively spacious and beautifully presented home. Located on a quiet, non estate road within close proximity of the town centre, giving easy access to a variety of shops, cafes and restaurants, as well as amenities, schools and public transport links, this unique home offers the ultimate in flexible living. Stylishly presented throughout, the spacious accommodation briefly comprises; glorious Reception Hall, Sitting Room, splendid Kitchen/Dining/Family Room with integral appliances, central island and bi folding doors, two double bedrooms and Shower Room to the ground floor whilst upstairs there is a fantastic Principal suite with walk in wardrobe and En Suite Shower Room and further double bedroom. Outside there are impressive and sizeable gardens to the front and rear along with a Garage and ample driveway parking.



ROOM DESCRIPTIONS

Reception Hall

Entered via attractive composite double glazed door. A glorious, light and airy welcome to this deceptively spacious home with UPVC double patio doors to Rear Garden. Cupboard providing storage and housing plumbing for washing machine. Stairs rising to first floor accommodation. Radiator. Doors to; Sitting Room, 2 ground floor double Bedrooms, Shower Room and fabulous Kitchen/Dining/Family Room.

Sitting Room

16' 0" x 13' 0" (4.88m x 3.96m)

Range of fitted units. Radiator. UPVC double glazed picture window to front.

Ground Floor Bedroom

10' 8" x 11' 9" (3.25m x 3.58m)

Fitted with an extensive range of wardrobes. Radiator. UPVC double glazed picture window to front.

Ground Floor Bedroom 2

8' 2" x 13' 6" (2.49m x 4.11m)

Feature wood panelled wall. Radiator. UPVC double glazed window to rear.

Shower Room

8' 6" x 5' 10" (2.59m x 1.78m)

Tiled and fitted with a white suite comprising; large walk in shower unit with wall mounted electric shower, vanity unit with inset basin and low level W.C. Heated towel rail, tiled floor and extractor. UPVC double glazed window to rear.

Stunning Kitchen/Dining/Family Room

23' 7" x 18' 2" (7.19m x 5.54m) MAX

The true heart of this unique and fabulous home. Fitted with a contemporary range of wall and base units with complimentary square edge work surfaces and upstands. Inset sink and drainer with mixer tap. Built in eye level double oven and microwave, induction hob and extractor. Integral fridge/freezer and dishwasher. Central island and breakfast bar with solid wood block work surface. Two radiators and quality vinyl flooring. UPVC double bi-folding doors to two aspects plus two glazed atrioms. UPVC double glazed window to rear.

Landing

Access to roof void storage. Doors to Principal Suite and further Bedroom.

Principal Suite

14' 1" x 13' 2" (4.29m x 4.01m)

A superb room of excellent proportions with far reaching views. An extensive range of built in wardrobes and a walk in wardrobe that gives access to the airing cupboard which houses 'Worcester' boiler and large pressurized tank. Door to En Suite Shower Room.

En Suite Shower Room

Tiled and fitted with a suite comprising; large shower quadrant with thermostatically controlled shower, vanity unit with inset basin and low level W.C. Heated towel rail, illuminated wall mounted cabinet, tiled floor and extractor. UPVC double glazed window to rear.

Bedroom 4

17' 5" x 8' 3" (5.31m x 2.51m)

Built in storage cupboard. Radiator. UPVC double glazed window to rear.

Front Garden

An impressive frontage which is enclosed by low stone wall and timber panel fencing. Predominantly laid to an extensive block paved driveway with attractive low maintenance garden laid to gravel and Plum Slate with central specimen Acer and an abundance of mature shrubs and flowers.

Garage

Larger than average with electric up and over door to front with pedestrian door to Kitchen and Rear Garden. Power connected.

Rear Garden

Fully enclosed by timber panel fencing, this sizeable garden enjoys a good deal of privacy and briefly comprises; areas of patios, lawn, pathways, floral beds and deep well stocked borders, raised vegetable beds and a small enclosed natural garden. A timber built summer house, outside tap and external electrical sockets.

Tenure & Council Tax Band

Tenure - Freehold

Council Tax Band -C

