



Ground Floor

Entrance Hallway

Coved and smooth set ceiling, downlights, wall lights, ceiling light, smoke alarm, two longline radiators, wooden composite door to the front aspect, double glazed frosted window to the front aspect, power points, 'Halo' heating system, carpeted stairs to the first floor, understairs storage with the consumer unit enclosed and LVT flooring.

Living Room

Coved and smooth set ceiling, ceiling light, UPVC double glazed bay window to the front aspect, radiator, feature panelling, power points with USB charging, television point and carpeted flooring.

Open Plan Kitchen/Diner

Smooth set ceiling, downlights, feature lighting, smoke alarm, UPVC double glazed French doors to the rear aspect, UPVC double glazed windows to the rear aspect, wall and base fitted units, composite sink with drainer, four point induction hob with overhead extractor fan, two integrated 'Bosch' ovens with a warmer, splash back, space for an American style fridge/freezer, integrated 'Bosch' dishwasher, wine rack, power points, feature island with space for bar stools, power points, television point, radiators, 'Stovax' fireplace and LVT flooring.

Utility Room

Coved and smooth set ceiling, ceiling light, dual aspect UPVC double glazed windows to the side and rear, UPVC double glazed single door to the side aspect, wall and base fitted units, space for a washing machine, space for a dryer, combination boiler, power points and LVT flooring.

Bedroom Five/Study

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, radiator, power points and LVT flooring.

Downstairs W/C

Coved ceiling, ceiling light, extractor fan, toilet, wall mounted sink with tiled splash back, wall mounted mirror and tiled flooring.

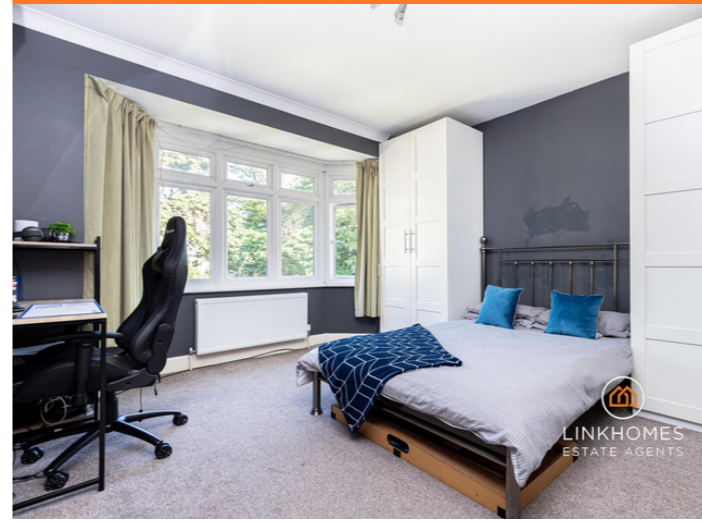
First Floor

Landing

Coved and smooth set ceiling, feature ceiling light, smoke alarm, loft hatch, wooden balustrades, longline radiator, UPVC double glazed frosted window to the side aspect, wall lights, power points and carpeted flooring.

Bedroom Two

Smooth set ceiling, ceiling light, UPVC double glazed bay window to the front aspect, wall lights, power points, radiator, television point and carpeted flooring.



Bedroom Three

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, power points, television point and carpeted flooring.

Jack & Jill Bathroom

Smooth set ceiling, downlights, UPVC double glazed frosted window to the side aspect extractor fan, panelled bath with waterfall shower and extra shower head, radiator, toilet, wall mounted sink with under storage and tiled flooring.

Bedroom Four

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points and carpeted flooring.

Bathroom

Smooth set ceiling, downlights, UPVC double glazed frosted window to the side aspect extractor fan, panelled bath with waterfall shower and extra shower head, radiator, toilet, wall mounted sink with under storage and LVT flooring.

Outside

Garden

Mainly laid to lawn, patio area, surrounding shrubbery, double length garage with power and lighting, feature bark boarder, surrounding wooden fences, palm trees, outside lighting, outside power, side gated access and an outside tap.

Driveway

Blocked paved driveway, side gated access, outside lighting, wooden feature porch, raised feature sleepers, surrounding wooden fences, outside power and a tap.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: D
Council Tax Band: D - Approximately £2,147.45 per annum

Stamp Duty:

First Time Buyer: £9,750
Moving Home: £18,500
Additional Property: £37,100