



Total Area: 150.8 m<sup>2</sup>

While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.





While this delightful home would benefit from some cosmetic updating, it presents an outstanding opportunity to create your ideal home in a highly desirable location. Sitting in fabulous corner plot gardens, this executive home is ideally placed for access to the town centre, excellent local schools and sixth form, public transport links and nearby parkland. Offered for sale with no onward chain the well maintained accommodation briefly comprises; Entrance Hall, Cloakroom, Sitting Room, Dining Room and Kitchen/Breakfast Room, four double Bedrooms, En Suite Shower Room and Family Bathroom. Outside, there are mature wrap around gardens, attached double Garage and ample driveway parking.



ROOM DESCRIPTIONS

**Reception Hall**  
15' 7" x 6' 3" (4.75m x 1.91m)  
Entered via hardwood door with glazed panel to side. Stairs to first floor accommodation. Radiator. Doors to; Cloakroom, Sitting Room, Dining Room and Kitchen/Breakfast Room.

**Cloakroom**  
Fitted with a suite comprising; low level W.C and wash hand basin. Radiator and extractor.

**Sitting Room**  
22' 3" x 11' 7" (6.78m x 3.53m)  
Feature brick fireplace with electric fire inset. Glorious triple aspect with double glazed windows to front and rear plus a double glazed door that opens onto the garden and double glazed window and sliding patio doors to side garden. Two radiators and door to Dining Room.

**Dining Room**  
16' 4" x 10' 2" (4.98m x 3.10m)  
Dual aspect with double glazed windows to side and rear. Radiator. Door to Reception Hall.

**Kitchen/Breakfast Room**

**Kitchen**  
12' 0" x 9' 5" (3.66m x 2.87m)  
Fitted with a range of wall and base units with roll edge work surfaces over. Inset stainless steel sink and double drainer with mixer tap and tiled splashbacks. Built in electric eyelevel double oven and gas hob with extractor over. Space for fridge/freezer. Double glazed window to front.

**Breakfast Area**  
9' 10" x 8' 6" (3.00m x 2.59m)  
Fitted with a range of base units with roll edge worksurfaces over. Inset stainless steel sink and tiled splashbacks. Double glazed window and door to rear of property. Door to garage.

**First Floor Landing**  
Loft access. Doors to all Bedrooms and Family Bathroom.

**Principal Suite**  
12' 6" x 9' 6" (3.81m x 2.90m)  
Built in double wardrobes and radiator. Double glazed window and door opening to rear facing balcony. Door to En Suite Shower Room.

**En-Suite Shower Room**  
Fitted with a white suite comprising; shower quadrant with electric shower, pedestal wash basin and low level W.C. Strip light and heated towel rail. Double glazed window to rear.

**Bedroom 2**  
11' 7" x 10' 7" (3.53m x 3.23m)  
Built in double wardrobe and radiator. Dual aspect double glazed windows to front and side.

**Bedroom 3**  
11' 9" x 8' 1" (3.58m x 2.46m)  
Radiator. Double glazed window to rear.

**Bedroom 4**  
9' 10" x 9' 6" (3.00m x 2.90m)  
Radiator. Double glazed window to side.

**Bathroom**  
Tiled and fitted with a suite comprising; panelled bath with electric shower and glazed screen over, pedestal wash basin and low level W.C. Heated towel and double glazed window to rear.

**Rear Garden**  
Enclosed by timber panel fencing and brick wall with gated access to the driveway. Laid to extensive paved patio and lawn with well stocked mature borders.

**Front Garden**  
Laid to lawn with well stocked, mature beds. Paved pathway to house.

**Garage**  
Electric up and over door to front and pedestrian door to rear. Power connected with window to side. Wall mounted 'Vaillant' boiler

**Tenure & Council Tax Band**  
Tenure: Freehold  
Council Tax Band: F

