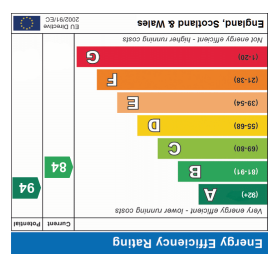


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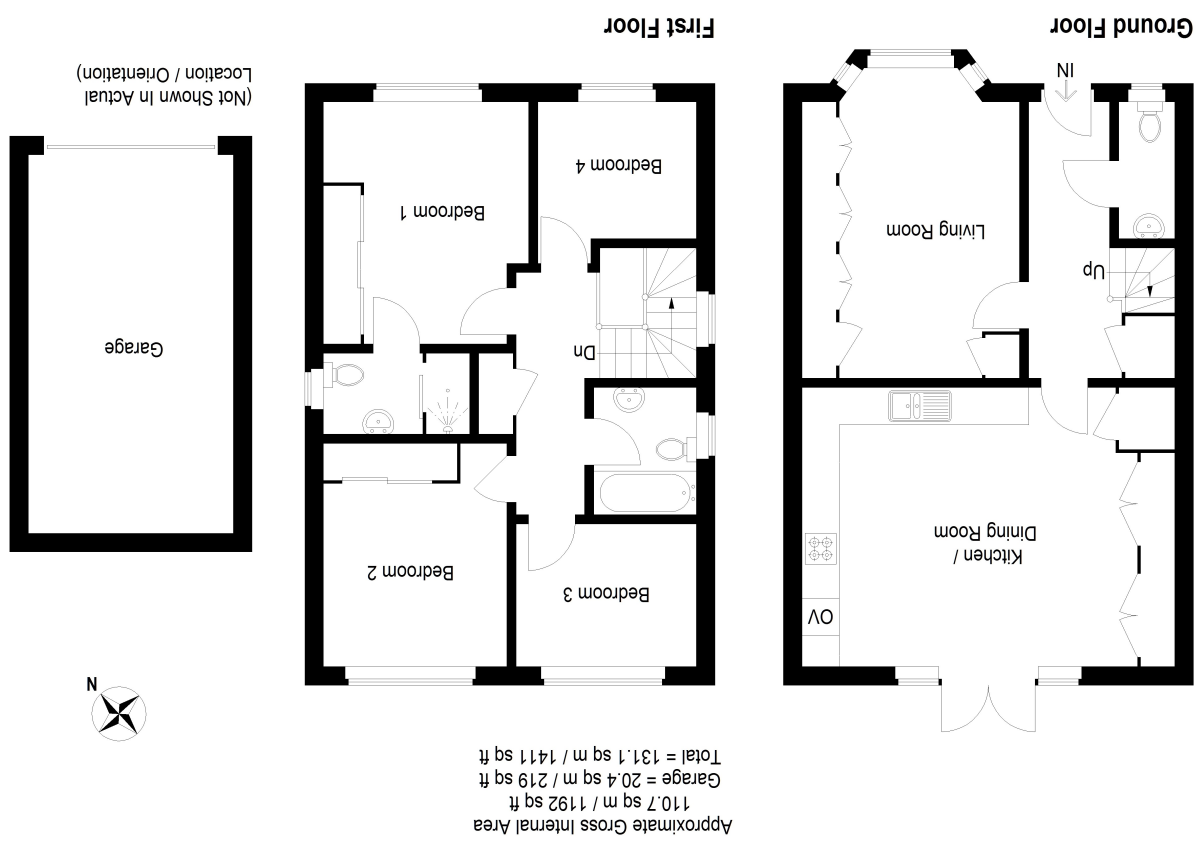


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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1094039)



- Desirable Estate Location
- En Suite To Principal Bedroom
- Hammonds Fitted Furniture
- Four Bedroom Accommodation
- Well Appointed 19' Kitchen/Dining Room
- Garaging And Driveway



Integral Storm Canopy Over
Port hole panel door to

Entrance Hall

15' 4" x 7' 8" (4.67m x 2.34m)

Stairs to first floor, understairs storage cupboard, single panel radiator, Amtico flooring.

Cloakroom

Fitted in a two piece white suite comprising low level WC, wall mounted wash hand basin with mixer tap and tiling, single panel radiator, fuse box and master switch, UPVC window to front aspect, Amtico flooring.

Sitting Room

16' 6" x 11' 8" (5.03m x 3.56m)

UPVC bay window to front aspect, TV point, telephone point, two double panel radiators, a selection of bespoke Hammonds built furniture and cabinetry incorporating media unit, desk unit, fixed display shelving, underlit glass display cabinets, drawer units and cupboard storage with additional cupboard unit, Amtico flooring.

Kitchen/Breakfast Room

19' 8" x 15' 1" (5.99m x 4.60m)

A light open plan contemporary space with French doors and double glazed windows to garden terrace to the rear, fitted bespoke range of Hammonds cabinets incorporating drawer units, cupboard storage, fixed display shelving, media unit, glass fronted underlit display cabinet, recessed lighting, utilities cupboard housing plumbing for automatic washing machine and space for tumble dryer, a selection of integrated AEG appliances incorporating double electric oven, integral gas hob, fridge freezer, integral automatic dishwasher, single drainer one and a half bowl stainless steel sink unit with mixer tap, under unit lighting, drawers and pan drawers, fitted in a contemporary range of base and wall mounted units, Amtico flooring.

First Floor Galleried Landing

UPVC window to side aspect, access to insulated loft space, airing cupboard housing pressurised hot water system and wall mounted gas fired central heating boiler serving hot water system and radiators.

Bedroom 1

13' 2" x 10' 10" (4.01m x 3.30m)

UPVC window to front aspect, single panel radiator, extensive wardrobe range incorporating triple wardrobe with hanging and shelving.

En Suite Shower Room

7' 7" x 4' 7" (2.31m x 1.40m)

UPVC window to side aspect, chrome heated towel rail, wall mounted wash hand basin with mixer tap, shaver point, screened over sized shower enclosure with independent shower unit fitted over, extractor, porcelain floor tiling.

Bedroom 2

11' 11" x 10' 0" (3.63m x 3.05m)

UPVC window to rear aspect, radiator, wardrobe with hanging and shelving.

Bedroom 3

9' 2" x 7' 9" (2.79m x 2.36m)

UPVC window to rear aspect, single panel radiator.

Bedroom 4

9' 0" x 8' 8" (2.74m x 2.64m)

Single panel radiator, UPVC window to front aspect.

Family Bathroom

7' 2" x 6' 2" (2.18m x 1.88m)

Fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin with mixer tap, chrome heated towel rail, UPVC window to side aspect, panel bath with folding screen, mixer tap and independent shower unit over, extractor, extensive ceramic tiling, shaver point, porcelain floor tiling.

Outside

The front garden is laid to flower borders and wood chippings with outside lighting. To the rear there is a pleasantly arranged rear garden with an extensive paved terrace, shaped lawns, brick paviour pathway, outside tap and lighting, constructed timber sleeper planters with gated access to the side and enclosed by a combination of panel fencing and brick walling offering a good degree of privacy. There is a **Single Garage** with single up and over door, power, lighting, charging point and parking for two vehicles to the side.

Agents Note

There is an estate charge payable of approximately £250.00 per annum.

There is an EV Charging point and Water Softener.

Tenure

Freehold

Council Tax Band - E

