



Little Orchard

Approximate Gross Internal Area = 251.5 sq m / 2707 sq ft



For illustrative purposes only. Not to scale. ID1063541
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan Produced by EPC Provision

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



If privacy and tranquillity are top of your 'must have list' then look no further. Located at the head of this private, little known, electronically controlled gated development sits 'Little Orchard'. Enveloped by glorious gardens, this magnificent detached bungalow is a rare find, offering exceptionally large and well balanced accommodation suitable as much for a family as couple looking for an appropriate downsize. Well presented throughout, the unique accommodation briefly comprises; Entrance Porch, Reception Hall, Grand Sitting Room, Dining Room, Family Room/Bedroom 4, and Conservatory, Kitchen/Breakfast Room, Utility Room and Boot Room, three large double Bedrooms plus En Suite and Family Bathrooms. Outside, mature lawned gardens encompass the front and side of the property with well stocked borders providing an abundance of colour along with a selection of trees and shrubbery. Pathways meander through to a gated rear courtyard garden which has a spectacular natural stone wall and raised beds. An extensive driveway provides ample parking and turning space leading to a detached double in tandem Garage capable of housing four vehicles. No onward chain. Owned solar panels.



ROOM DESCRIPTIONS

Entrance Porch
Of UPVC double glazed construction with tiled floor. UPVC double glazed door to Reception Hall.

Reception Hall
A magnificent and warm welcome to this grand home. With classic 'Amtico' flooring and radiator. There are double doors to the Sitting Room and Kitchen/Breakfast Room with further doors to; Cloakroom, Bedrooms and Family Bathroom.

Sitting Room
30' 2" x 13' 8" (9.19m x 4.17m)
A light, airy room of superb proportions with full height UPVC double glazed picture window to front aspect and UPVC double glazed window to side. Two radiators. Wide arch opening to Dining Room.

Dining Room
15' 9" x 11' 2" (4.80m x 3.40m)
Radiator. Door to Family Room/Bedroom 4 and UPVC French door to Conservatory.

Family Room/Bedroom 4
19' 3" x 14' 10" (5.87m x 4.52m)
Fitted storage cupboards. Radiator. UPVC double glazed window to front.

Conservatory
13' 10" x 11' 6" (4.22m x 3.51m)
Of dwarf wall and UPVC double glazed construction with tiled flooring and radiator. French doors opening onto rear courtyard.

Kitchen Breakfast Room
17' 6" x 13' 4" (5.33m x 4.06m)
Fitted with a bespoke range of hand made wall and base units with Granite work surfaces and upstands. Inset double sink and drainer with two mixer taps and filtered water tap. Water softener. Range cooker with stainless steel splashback and extractor hood. Spaced for dishwasher and upright fridge/freezer. Vinyl flooring. UPVC double glazed window to rear. Door to Utility Room.

Utility Room
10' 10" x 9' 5" (3.30m x 2.87m)
Fitted with a range of wall and base units with roll edge work surfaces over. Inset stainless steel sink with mixer tap and tiled splash backs. Spaces for washing machine and tumble dryer. Built in larder style storage cupboard. Wall mounted 'Vaillant' combi boiler. Tiled floor and UPVC double glazed window to rear. Door to Boot Room.

Boot Room
9' 8" x 8' 11" (2.95m x 2.72m)
Fully fitted with a range of floor to ceiling storage cupboards. Vinyl flooring, radiator and UPVC double glazed window and door to rear courtyard.

Principle Bedroom
21' 8" x 14' 11" (6.60m x 4.55m)
Fitted with a range of wardrobes. Loft access. UPVC double glazed French doors opening onto Side garden. UPVC double window with courtyard aspect. Door to En Suite Bathroom

En Suite Bathroom
12' 1" x 6' 3" (3.68m x 1.91m)
Tiled and fitted with a white suite comprising; panelled bath, shower cubicle with electric shower, plus a range of vanity units with inset basin and concealed cistern low level W.C. Shaver point and radiator. UPVC double glazed window.

Bedroom 2
14' 5" x 12' 7" (4.39m x 3.84m)
Fitted wardrobes. Radiator. UPVC double glazed window to front.

Bedroom 3
14' 2" x 10' 7" (4.32m x 3.23m)
Built in wardrobes. Radiator. UPVC double glazed window to side.

Family Bathroom
10' 7" x 10' 6" (3.23m x 3.20m) max.
Tiled and fitted with a white suite comprising; corner bath with mixer tap, large shower quadrant with thermostatic shower, vanity unit with inset basin and low level W.C. Shaver point and radiator. UPVC double window.

Driveway & Garage
0m x 0m (0' 0" x 0' 0") An extensive driveway providing ample parking and turning space which is laid to gravel. The large detached garage is arranged as double in tandem and can accommodate four vehicles. Up and over door to front and pedestrian door to side. Power connected.

Front & Side Gardens
These delightful gardens are approached via a private gated road. No 49 is entered via double wooden gates on to the gravelled driveway. Wide, shallow paved steps to the property which extends into a balustraded patio area. Glorious, mature and well stocked border surround two separate lawns, with specimen trees, pergolas and walk ways. The extensive gardens need to be seen to be fully appreciated.

Rear Courtyard Gardens
Incredibly private and enclosed by attractive, natural stone wall with raised beds, this Courtyard style garden is predominantly laid to block paved patio with a pergola and gated access to the front. Outside taps, water butts and electrical sockets. A wrought iron filigree gate leads to the side gardens and timber shed.

Tenure & Council Tax Band
Tenure - Freehold
Council tax Band - G

