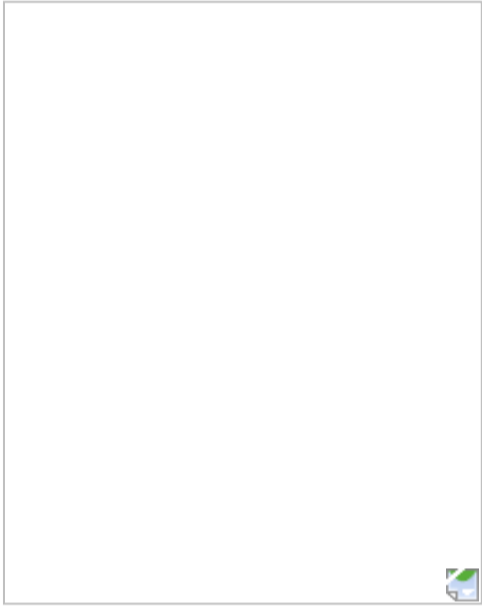
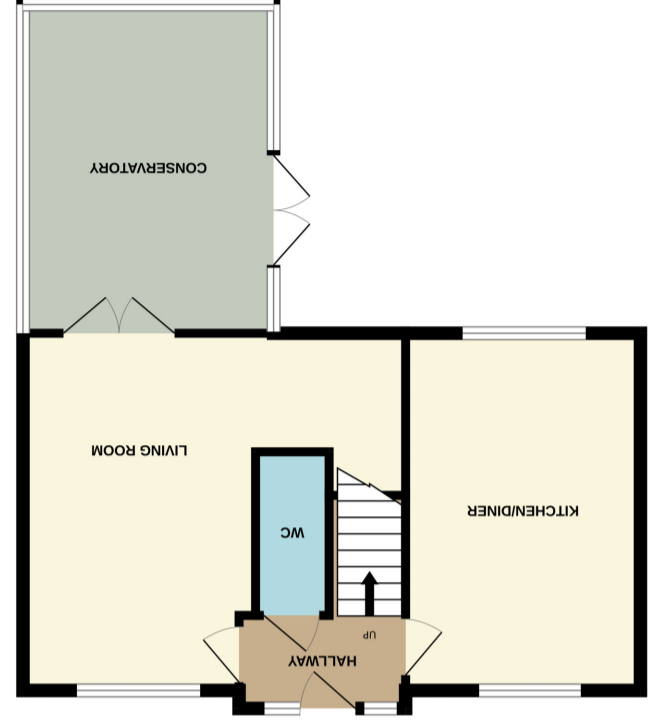


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR



GROUND FLOOR





### Entrance

Entrance via front aspect double glazed door with adjacent double glazed windows to Entrance Hall.

### Hallway

Stairs leading to first floor accommodation, coved ceiling, smooth plastered, ceiling light point, radiator, door to ground floor WC:

### GF WC

Coved ceiling, smooth plastered, close coupled WC, pedestal hand wash basin and pillar taps, part tiled walls, extractor

### Kitchen/Dining Area

4.74m x 3.12m (15' 7" x 10' 3") Recently fitted luxury kitchen comprising of matching wall mounted and base units with work surfaces over, induction hob with concealed extractor hood over, integrated oven, integrated microwave, butlers sink with mixer tap, integrated fridge and freezer, cupboard housing a wall mounted Worcester boiler serving domestic hot water and central heating system, integrated full width Bosch dishwasher, integrated washer dryer, integrated wine cooler, rear aspect double glazed windows, part tiled walls, power point, concealed lighting, feature radiator, coved ceiling with inset ceiling spot light, wood effect laminate flooring, front aspect double glazed window.

### Living Area

5.18m x 4.75m (17' 0" x 15' 7") Spacious room, coved ceiling, smooth plastered, two ceiling light points, two wall light points, provision for wall mounted TV, feature electric fire, front aspect double glazed window, rear aspect double opening double glazed doors giving access through to the conservatory, open plan through to an office area/further reception area with radiator, power point, rear aspect double glazed window, recess under stairs for storage/computer area.

### Conservatory

4.37m x 3.31m (14' 4" x 10' 10") This is a real feature of the property being of a really good size, of brick and UPVC double glazed construction, tiled floor with underfloor heating, power points, side aspect double glazed double opening doors giving access through to the garden.

### First Floor Landing

Rear aspect double glazed window, hatch providing access through to loft space, power point, access to bedrooms, door to storage cupboard.

### Bedroom 1

3.2m x 3.2m (10' 6" x 10' 6") Spacious double room, front aspect double glazed window, coved ceiling, smooth plastered, ceiling light point, radiator, power points, fitted five door wardrobe, door to ensuite.

### En suite

2.17m x 1.44m (7' 1" x 4' 9") Luxury en-suite comprising WC with concealed cistern, wash hand basin with mono block tap and fitted cupboard beneath, a wall mounted mirror fronted vanity cupboard, oversized tiled shower and cubicle with thermostatic shower unit with two shower heads, rear aspect frosted double glazed window, chrome heated towel rail, coved smooth plastered ceiling, inset ceiling spotlights, extractor.

### Bedroom 2

3.12m x 2.62m (10' 3" x 8' 7") Front aspect double glazed windows. power points, coved ceiling, smooth plastered, ceiling light point, radiator.

### Bedroom 3

3.15m x 2.03m (10' 4" x 6' 8") Good sized third bedroom, radiator, power points, coved ceiling, smooth plastered, light point, rear aspect double glazed window offering a pleasant aspect to the rear garden.

### Family Bathroom

2.37m x 1.47m (7' 9" x 4' 10") 2.37m x 1.47m (7' 9" x 4' 10") Modern white suite comprising close coupled WC, shaped bath with mixer tap, tiled surround, thermostatic shower unit over, circular sink with monobloc tap and cupboards beneath, tiled walls, front aspect double glazed window, coved ceiling.

### Front Garden

Section of lawn, brick paved path leading to the front door, on the right hand side of the property there is ample off road parking leading to a detached Garage.

### Rear Garden

Large paved patio area, the remainder is laid to lawn, enclosed by fencing and mature shrubs, and a gate leading through to the field.

There is also a pedestrian side gate leading through to the front of the garden.

### Garage

Garage with a pitched roof for storage, up and over door, power and light, and a door giving access to the rear garden,

### Additional Information

Tenure - Freehold

EPC Rating - C

Council Tax Band - D



PLEASE NOTE: The measurements that have been quoted are approximate and strictly for guidance only. All fittings, fixtures, services and appliances have not been tested and no guarantee can be given that they are in working order. The particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. The images displayed are for information purposes only and it cannot be inferred that any items shown will be included in the property.

