

 $\label{eq:Total Area: 144.3 m^2 ... 1553 ft^2}$ All measurements are approximate and for display purposes only



sac location within walking distance of the local village. The accommodation includes: Entrance hall, downstairs cloakroom, sitting room, conservatory and a kitchen dining room. On the first floor there are four

good size bedrooms, en suite to master bedroom and family bathroom. There is a single garage, off road parking for 3 vehicles and a generous, well maintained rear garden.

Ground Floor

Entrance Hall

Stairs to first floor landing, under stairs storage cupboard, doors leading to

Cloakroom/ WC

Window to front, close coupled WC, wash hand basin, radiator, partly tiled walls

Kitchen Diner

French doors leading to the rear garden, a range of wall and base units in white with granite effect work surfaces, integrated stainless steel steel sink, four ring hob with extractor hood, integrated oven, downlighting, space for dining table and chairs.

Sitting Room

Feature bay window overlooking front driveway, false brick chimney breast, two radiators, sliding patio doors leading to

Conservatory /Family Room

French doors leading to rear garden, door to side garden, two air conditioning units

First floor

Landing

Window to rear, loft hatch with pull down loft ladder, doors leading

Bedroom One

Window overlooking front driveway, a range of built in wardrobes, door leading to

En suite Shower Room

Window to front, recessed shower cubicle, WC with concealed, wash hand basin

Bedroom Two

Window overlooking front driveway, a range of built in wardrobes, radiator

Bedroom Three

Window overlooking rear garden, a range of fitted office units and shelving

Bedroom Four

Window overlooking rear garden, a range of fitted wardrobes, radiator

Family Bathroom

Window overlooking front driveway, bath with tiled walls and glazed shower screen, we with concealed cistern, wash hand basin recessed in vanity unit

Rear garden

Mainly laid to lawn with mature hedging and shrub boarders, paved patio area, timber tool shed, gated access to side driveway

Garage

With remote control electric garage doors, light and power, door to rear garden

Front garden

Block paved area with space to park two vehicles. There is parking for one vehicle in front of the garage.

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