

- Brand New Detached Family Home
- Two Reception Rooms
- Kitchen And Family/Breakfast Area
- Detached Double Garage And Ample Parking
- Popular Brampton Gate Development

- Four Double Bedrooms
- Two En Suites And Family Bathroom
- Benefiting From A Number Of Upgrades
- Built By Bellway Homes



Composite Door To

Reception Hall

18' 1" x 6' 11" (5.51m x 2.11m)

Radiator, stairs to first floor, internal glazed double doors to **Living Room**, door to

Utility Room/Cloakroom

11' 2" x 5' 3" (3.40m x 1.60m)

Double glazed window to side aspect, fitted in a two piece suite comprising low level WC and wash hand basin, utilities cupboard, base unit, integrated washing machine with complementing work surface and up-stander with tiled surrounds, radiator, extractor fan.



Living Room

17' 9" x 13' 5" (5.41m x 4.09m)

Two double glazed windows and double glazed French doors to rear aspect, two radiators.

Dining Room

12' 6" x 11' 2" (3.81m x 3.40m)

A double aspect room with double glazed windows to front and side aspects, radiator.



Kitchen/Family/Breakfast Room

11' 10" x 11' 2" (3.61m x 3.40m)

A double aspect room with double glazed window to front, two double glazed windows to rear and double glazed French doors to rear aspect, recessed down lighters, fitted in a range of Shaker style base, drawer and wall mounted units with complementing work surfaces and up-standers, stainless steel single drainer sink unit with mixer tap, a range of integrated appliances incorporating dishwasher, fridge freezer, electric oven and grill, induction hob with back plate and extractor hood over, concealed wall mounted central heating boiler, two radiators.



First Floor Landing

Access to loft space, radiator, walk in airing cupboard housing hot water cylinder and shelving.

Principal Bedroom

13' 9" x 12' 6" (4.19m x 3.81m)

Double glazed window to rear aspect, radiator, wardrobe with sliding mirror doors, hanging and shelving.



En Suite Shower Room

8' 10" x 4' 7" (2.69m x 1.40m)

Double glazed window to side aspect, fitted in a three piece suite comprising low level WC, wash hand basin, double shower cubicle with drench style shower head and separate hand held attachment, recessed downlighters, heated towel rail, chrome shaver point.



Guest Bedroom

12' 2" x 11' 6" (3.71m x 3.51m)

Double glazed window to front aspect, radiator.

Guest En Suite Shower Room

8' 2" x 4' 7" (2.49m x 1.40m)

Double glazed window to front aspect, fitted in a three piece suite comprising low level WC, wash hand basin, double shower cubicle with drench style shower head and separate hand held attachment, complementing tiling, chrome shaver point, recessed own lighters, extractor fan, heated towel rail.

Bedroom 3

12' 2" x 10' 6" (3.71m x 3.20m)

Double glazed window to front aspect, radiator.

Bedroom 4

11' 6" x 10' 6" (3.51m x 3.20m)

Double glazed window to rear aspect, radiator.

Family Bathroom

10' 6" x 6' 3" (3.20m x 1.91m)

Double glazed window to side aspect, fitted in a four piece suite comprising low level WC, wash hand basin, panel bath, double shower cubicle with drench style shower head and hand held attachment, complementing tiling, chrome shaver point, recessed down lighters, extractor fan, heated towel rail.

Outside

The front garden is open plan and laid to lawn with shrubs and outside lighting. To the side is a block paved drive way providing off road parking provision leading to the **Double Detached Garage** measuring 20' 0" x 19' 4" (6.10m x 5.89m) with twin up and over doors, power, lighting and personal door to side aspect. The rear garden is enclosed by panel fencing and brick walling and laid to lawn with patio area, outside tap and lighting.

Tenure

Freehold.

Estate Charge - approximately £290.00 per annum

Council Tax Band - F

