



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. (ID1029990)



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- Extended Family Home
- En Suite To Principal Bedroom
- Stunning Re-Fitted Kitchen/Family Room
- Four Car Driveway
- Hinchingsbrook School Catchment

- Four Bedrooms
- Three/Four Reception Rooms
- Mature And Private Gardens
- Exclusive Non Estate Location



Composite Glazed Panel Door To

Reception Hall

17' 9" x 6' 2" (5.41m x 1.88m)

Stairs to first floor, under stairs storage cupboard, single panel radiator, recessed lighting, coving to ceiling, porcelain floor tiling.

Study/Bedroom

9' 9" x 7' 2" (2.97m x 2.18m)

(part of garage conversion). UPVC window to front aspect, double panel radiator, cupboard storage, laminate flooring, inner door to

Utility Room

7' 3" x 6' 7" (2.21m x 2.01m)

Fitted in a range of contemporary handle less gloss white base and wall mounted cabinets, single drainer one and a half bowl sink unit with mixer tap, appliance spaces, work surfaces and up-stands, laminate flooring.

Cloakroom

Re-fitted in a two piece white suite comprising low level WC, wall mounted wash hand basin with mixer tap and tiling, UPVC window to side aspect, extractor, recessed lighting, porcelain floor tiling.

Kitchen/Breakfast Room

23' 0" x 10' 5" (7.01m x 3.17m)

Incorporating **Family Room**. A light contemporary open plan double aspect space with UPVC window to front and French doors accessing garden terrace to the rear, beautifully re-fitted in a range of contemporary Shaker style base and wall mounted cabinets in complementing grey and white units, single drainer one and a half bowl resin sink unit with mono bloc mixer tap, central island incorporating five stool breakfast bar, wine cooler, drawer units, pan drawers topped in Corian with Corian up-stands and re-tiled surrounds, recessed lighting, integral double electric stainless steel oven and Neff induction hob with suspended extractor unit and bridging unit above, integrated automatic dishwasher, fixed display shelving, double panel radiator, porcelain floor tiling, double internal Oak doors access

Sitting Room

14' 1" x 13' 9" (4.29m x 4.19m)

Double panel radiator, central chimney feature with inset fire recess and tiled hearth, TV point, telephone point, coving to ceiling, engineered Oak flooring, bi-fold doors access

Family Room/Garden Room

12' 5" x 12' 1" (3.78m x 3.68m)

UPVC windows to two garden aspects, double panel radiator, part vaulted ceiling with recessed lighting, Velux windows to garden aspect, dimmer switch, engineered Oak flooring, Bi- folds to rear garden.

First Floor Galleried Landing

UPVC window to front aspect, access to insulated loft space, recessed lighting, coving to ceiling, airing cupboard housing hot water cylinder and shelving.

Bedroom 1

12' 7" x 10' 3" (3.84m x 3.12m)

UPVC window to garden aspect, single panel radiator, coving to ceiling.

En Suite Shower Room

Fitted in a three piece white suite comprising low level WC, vanity wash hand basin with mixer tap, extensive tiling, shaver point, screened shower enclosure with independent shower unit fitted over, recessed lighting, extractor.

Bedroom 2

10' 8" x 9' 2" (3.25m x 2.79m)

Single panel radiator, UPVC window to front aspect.

Bedroom 3

9' 10" x 8' 10" (3.00m x 2.69m)

UPVC window to rear aspect, single panel radiator, coving to ceiling.

Bedroom 4

12' 1" x 7' 9" (3.68m x 2.36m)

UPVC window to front aspect, double panel radiator, coving to ceiling.

Family Bathroom

6' 6" x 5' 9" (1.98m x 1.75m)

Re-fitted in a three piece white suite comprising low level WC, panel bath with folding shower screen and mixer tap with multi head shower attachment, UPVC window to side aspect, vanity wash hand basin with mixer tap and cabinet storage, porcelain floor tiling.

Outside

There is an extensive gravel driveway edged in block work, there's parking provision for three to four vehicles. There is a constructed planter, shaped lawns, a selection of ornamental trees and evergreen shrubs, outside lighting. There is a small side garden with gated access to the front and rear. The westerly facing rear garden is pleasantly arranged with an extensive timber decked seating area, pergola and established vines, edged lawns, a further raised timber deck, timber shed, a selection of ornamental shrubs and trees. The garden is enclosed by a combination of panel fencing and trellis work, outside lighting and the garden offers a good degree of privacy.

Tenure

Freehold

Council Tax Band - E

