



All measurements are approximate and for display purposes only



This detached home occupies a delightful corner plot in this rarely available Cul de Sac, close to the town centre, and is perfectly placed for access to the shops and amenities as well as public transport links. Well presented throughout, the unique design offers generous and versatile accommodation which is arranged over two floors. Offered for sale with no onward chain, the layout briefly comprises; Entrance Hall, dual aspect Sitting Room, Kitchen/Breakfast Room and Utility Room, Dining Room/Bedroom 3, ground floor Bathroom, a spacious Landing with storage, two double Bedrooms and a Cloakroom. Outside there is a private Courtyard which leads to a large lawned Garden with possible building plot potential, Home Office/Studio, a pleasant open plan frontage and driveway.



ROOM DESCRIPTIONS

Entrance Hall
Entered via hardwood glazed door with matching glazed side panel. Stairs rising to first floor accommodation with useful storage cupboard below. Two radiators. Doors to Kitchen, Sitting Room, Dining Room and Bathroom.

Sitting Room
20' 1" x 11' 11" (6.12m x 3.63m)
Bright and airy dual aspect room with UPVC double glazed windows to front and side aspects. Feature Granite fireplace with inset gas coal effect fire. Two radiators and stripped wood floor.

Kitchen/Breakfast Room
16' 11" x 8' 11" (5.16m x 2.72m)
Fitted with a range of wall and base units with roll edge work surfaces over. Inset stainless steel sink and drainer with mixer tap. Spaces for oven, dishwasher, fridge and freezer. Wall mounted 'Ideal' combi boiler installed 3 years ago. Radiator and vinyl flooring. UPVC double glazed window to front aspect. Door to Dining Room/Bedroom3 and opening to Utility Room.

Utility Room
7' 1" x 5' 11" (2.16m x 1.80m)
Fitted with a range of wall and base units with roll edge work surfaces over. Space for washing machine. Radiator and quarry tiled floor. UPVC double glazed door to Courtyard.

Dining Room/Bedroom 3
18' 1" x 11' 5" (5.51m x 3.48m)
Radiator and UPVC double glazed sliding patio doors opening into the Courtyard. Door to Hallway.

Ground Floor Bathroom
Tiled and fitted with a white suite comprising panelled bath, shower cubicle with electric shower, vanity unit with inset basin and low level W.C. Heated towel rail, vinyl flooring and UPVC double glazed window.

Landing
Loft access and two large storage cupboards. UPVC double glazed picture window to rear. Doors to both Bedrooms and Cloakroom.

Bedroom 1
12' 1" x 11' 7" (3.68m x 3.53m)
Range of fitted wardrobes and vanity unit with inset basin. Radiator and UPVC double glazed window to side.

Bedroom 2
11' 11" x 11' 7" (3.63m x 3.53m)
Built in double wardrobe. Built in vanity unit with inset basin with strip light and shaver point over. Radiator and UPVC double glazed window to side.

Cloakroom
Fitted with a white W.C. Radiator and vinyl flooring. UPVC double glazed window to rear.

Home Office/Studio
Fully boarded and insulated with multiple power points and lighting, this secure space presents various options for use, including a home office or studio. UPVC double double glazed door to side and UPVC double glazed sliding patio doors to front.

Courtyard
This delightful space is fully enclosed by rendered wall and natural hedging and is laid to paved patio which enjoys a huge amount of privacy. This are extends to a walkway at the rear with a glazed greenhouse. A gate lead to the large lawned garden.

Garden With Possible Plot Potential
Fully enclosed by natural hedging and laid to a level lawn and patio with gated access to the Driveway. This sizeable area may well offer a potential plot for retirement property or something similar.

Tenure & Council Tax Band
Tenure: Freehold
Council Tax Band: D

