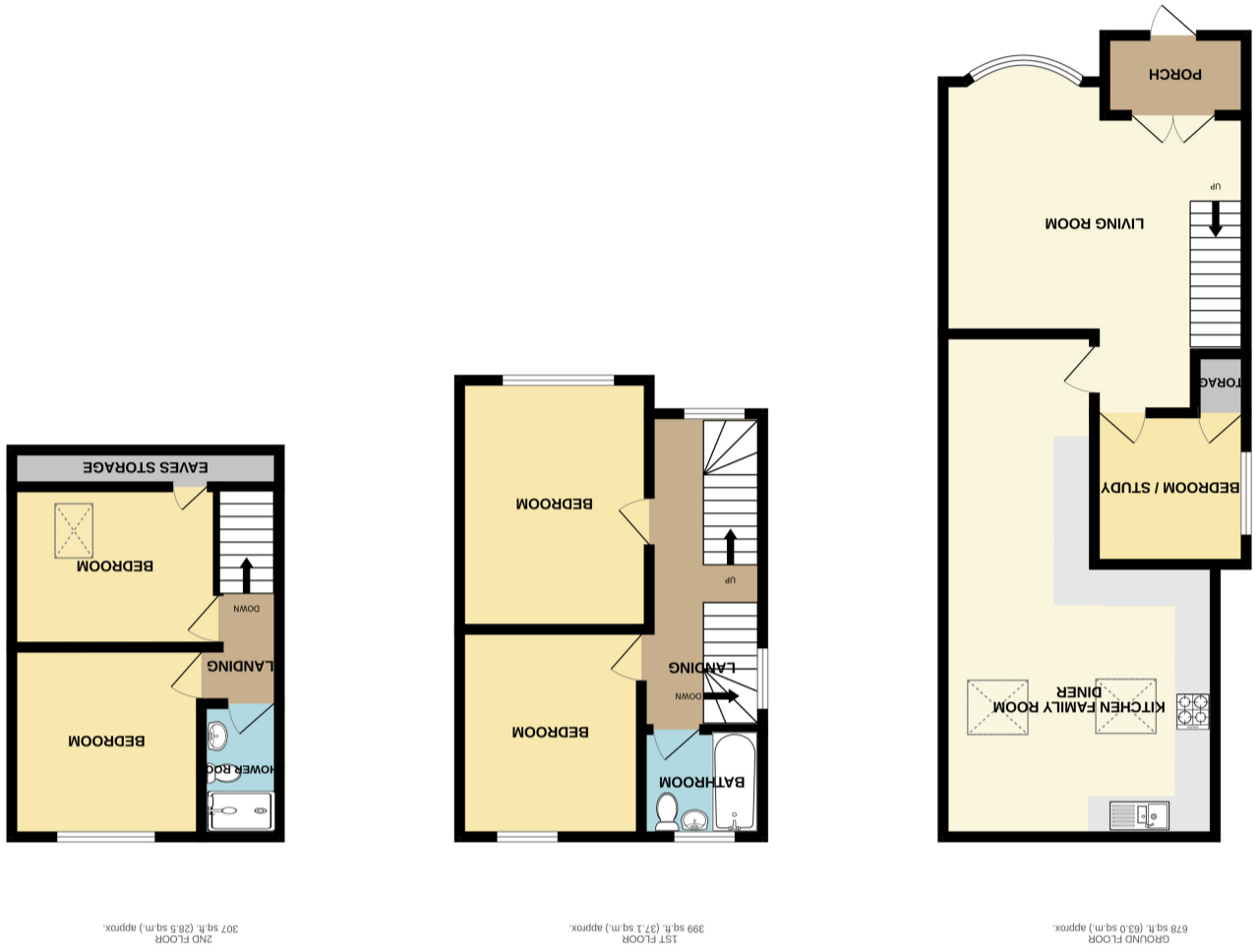


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

TOTAL FLOOR AREA: 1385 sq ft (128.7 sq m) approx.
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FRONT OF PROPERTY

Street appeal, attractive and welcoming frontage, with multi-vehicle block paved driveway, bordered with mature shrubs; Access to garage; Entry to porch.

PORCH

7' 8" x 4' 4" (2.34m x 1.32m) Plenty of space for coats, hats and shoes in the porch area. Light filled, benefitting from obscured double glazed windows to front and side aspect. Ceiling spot light fittings; Internal French doors leading to living area.

LIVING ROOM

16' 6" x 16' 0" (5.03m x 4.88m) Spacious living with a warm cosy feel. Featuring a large bay window to front aspect, allowing plenty of natural light to flow through; Exquisite natural stone surround feature electric fireplace; White traditional radiator cover; Carpeted flooring; Ceiling spot light fittings; Under-stairs storage; Stairs to upper floors; Doors to bedroom 5/home office and open-plan kitchen/dining.

OPEN-PLAN KITCHEN/DINING

27' 0" x 14' 7" (8.23m x 4.45m) narrows to 7' 4" WOW! An incredibly designed L-shaped kitchen/dining allowing plenty of space for a large dining suite. This stunning kitchen was recently fitted to exceptional design, standard and quality, to incorporate entertaining and socialising for all the family, extended family and friends. Truly a designer kitchen, boasting integrated appliances to include: Fridge/Freezer; 5 ring gas hob; Glass splash back; Electric wall oven; Chimney extractor fan with curved glass; Dishwasher, Washing machine; Dryer; Timber effect roll top surfaces. You will never be short for space! This fabulous kitchen offers plenty of wall and base units including deep pan drawers, PLUS double pantry! Chrome mixer taps to stainless steel dual sink; Contemporary column radiator. The kitchen/dining room is filled with natural light flowing through the TWO atrium style roof lanterns. Double glazed windows to rear aspect; Double glazed French doors to rear garden.

HOME OFFICE/STUDY/MEDIA ROOM/BEDROOM 5

8' 3" x 8' 2" (2.51m x 2.49m) For families needing only four bedrooms, this additional and versatile room is ideal for your home office, study, games room, media room, or additional family room. Alternatively, this is a great sized fifth bedroom/guest bedroom. Double glazed window to side aspect; Radiator; Built-in storage cupboard/robe; Additional storage cupboard housing the boiler; Ceiling spot light fittings; Carpeted flooring.

FIRST FLOOR LANDING

17' 9" x 6' 1" (5.41m x 1.85m) Lovely spacious and light hallway leading to: Bathroom, Double bedrooms one and two; Stairs leading to upper level. Double glazed windows to front and side aspect; Under-stairs storage; Radiator; Space for home office area/Computer games area, with fitted shelves; Carpeted flooring; Ceiling light fittings.

BEDROOM ONE

13' 9" x 10' 4" (4.19m x 3.15m) Spacious and light double bedroom. Double glazed window to front aspect; Carpeted flooring; Ceiling light fittings; Radiator. This large double bedroom boasts plenty of space for large bedroom suite.



BEDROOM TWO

11' 4" x 10' 0" (3.45m x 3.05m) A second good sized double bedroom with: Carpeted flooring; Double glazed window to rear aspect, with uninterrupted field views; Ceiling light fittings; Radiator.

BATHROOM - FIRST FLOOR

6' 4" x 5' 8" (1.93m x 1.73m) Three piece bath suite comprising of: Panelled bath with hot and cold water taps; Pedestal basin with mixer taps; WC. Wall-mounted shower over bath with mixer taps; Chrome towel radiator; Timber effect flooring; Fully tiled walls; Obscure double glazed window to rear; Ceiling spot light fittings; Wall hung mirrored cabinet.

SECOND FLOOR LANDING

Leading to: Bedrooms three and four, and bathroom. Carpeted flooring; Ceiling light fittings.

BEDROOM THREE

10' 7" x 10' 4" (3.23m x 3.15m) Good sized double bedroom with lovely field views through double glazed window to rear aspect. Carpeted flooring; Radiator; Ceiling light fitting.

BEDROOM FOUR

11' 2" x 8' 9" (3.40m x 2.67m) Double glazed velux window with blind to front aspect. Storage space to eaves; Radiator; Carpeted flooring; Ceiling light fittings.

BATHROOM - SECOND FLOOR

7' 4" x 3' 9" (2.24m x 1.14m) Modern shower suite comprising of: Wall-mounted overhead shower with hot and cold mixer taps; Glass shower screen door; Pedestal basin with mixer tap; WC. Wall-mounted chrome towel radiator; Fully tiles walls; Vinyl flooring; Wall mounted mirror; Ceiling spot light fittings; Obscure double glazed window to rear aspect.

REAR GARDEN

Lovely low maintenance, fully fenced rear garden with sun-drenched decked entertaining area to rear. Paved al-fresco dining; Access to garage; Outside tap; Summer house; Extension to house the outside WC.

SUMMER HOUSE

12' 5" x 9' 2" (3.78m x 2.79m) Newly erected, fully insulated, summer house with power points and lighting. Ideal for entertaining, games room, bar, home office, or simply an additional space for peace, privacy and relaxation.

OUTSIDE WC

5' 5" x 2' 9" (1.65m x 0.84m) Newly fitted outhouse; Weatherboarding exterior; WC; Basin; Light fittings.

