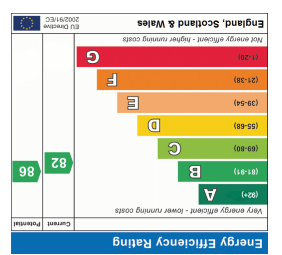


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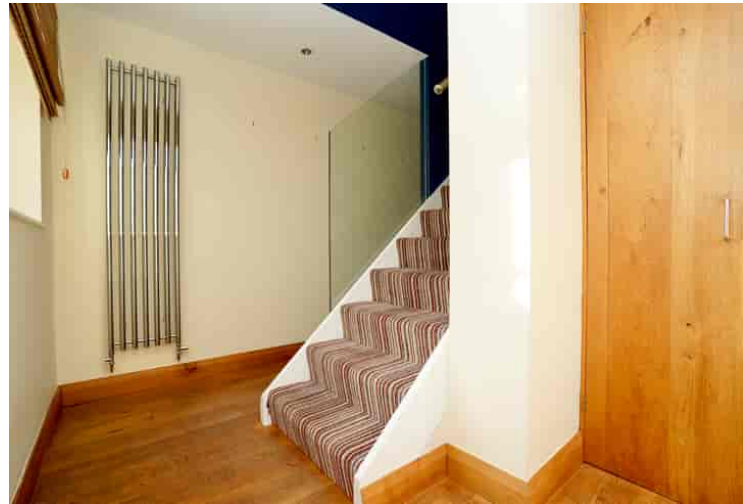
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1034131)
 Housepix Ltd



Approximate Gross Internal Area = 123.6 sq m / 1330 sq ft (including Garage)



- Extended And Well Presented Family Home
- Re-Fitted Kitchen And Extended Utility Room
- Garaging
- Solar Panel System Installed
- Immediate Vacant Possession And No Chain
- Four Bedrooms
- Ample Parking Provision
- Lovely Enclosed Rear Garden
- Fronts A Pleasant Area Of Green



Part Glazed Composite Front Door To

Reception Hall

4.2m x 3.3m (13'x10'8) L shaped
Stairs to first floor with glass balustrade, UPVC window to front aspect, fitted double cloaks cupboard housing new consumer unit, contemporary vertical radiator, engineered Oak flooring and oak skirting.

Cloakroom

Fitted in a two piece white suite comprising low level WC, wall mounted wash hand basin with tiling, UPVC window to side aspect, ceramic flooring.

Sitting Room

17' 3" x 11' 8" (5.26m x 3.56m)
Ale aspect room with UPVC window to front aspect, central feature fireplace with timber surround and gas fire point, wall light points, TV point, telephone point, coving to ceiling, laminate flooring, inner door to

Dining Room

11' 4" x 9' 6" (3.45m x 2.90m)
UPVC French doors accessing garden terrace to the rear, wall light points, coving to ceiling, laminate flooring.

Kitchen

15' 3" x 8' 2" (4.65m x 2.50m)
Refitted in a range of cream, shaker style base and wall mounted units with tiled work surfaces and extensive tiled surrounds, drawer units, appliance spaces, integral wine rack, additional drawer units, space for cooking range with suspended extractor fitted above, UPVC window to garden aspect, ceramic tiled flooring, double panel radiator, recessed lighting.

Utility Room

12' 8" x 5' 10" (3.85m x 1.78m)
An irregular shaped, double aspect room bridging the space between the house and the garaging, fitted in a range of Shaker style base and wall mounted units with complementing butchers block work surfaces, inset Butler sink unit with mono bloc mixer tap, plumbing for automatic washing machine, UPVC door to front aspect, ceramic tiled flooring, internal door to

Garage

17' 2" x 8' 4" (5.23m x 2.54m)
Single up and over door, power, lighting and stable door to garden aspect, wall mounted gas fired central heating boiler.

First Floor Landing

Access to insulated loft space, recessed lighting, UPVC window to side aspect.

Bedroom 1

13' 8" x 8' 10" (4.17m x 2.69m)
UPVC window to front aspect, fitted wardrobe range with hanging and shelving, timber flooring.

Bedroom 2

13' 1" x 8' 10" (3.99m x 2.69m)
UPVC window to rear aspect, radiator, timber flooring.

Bedroom 3

9' 0" x 7' 7" (2.74m x 2.31m)
UPVC window to rear aspect, contemporary vertical radiator, timber flooring.

Bedroom 4

10' 6" x 9' 0" (3.20m x 2.74m)
Radiator, UPVC window to front aspect, fitted shelved storage cupboard, timber flooring.

Family Bathroom

1.88m x 2.29m (6' 2" x 7' 6") Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, 'P' shaped panel bath with folding shower screen and independent multi-head shower unit fitted over, extractor, extensive tiling, heated towel rail finished in chrome, UPVC window to side aspect.

Outside

The property fronts a pleasant area of green with an extensive gravel driveway giving provision for one to two vehicles accessing the **Garage** as described with EV charging point and outside lighting. The rear garden has been nicely arranged with an extensive paved terrace, outside tap and lighting, areas of lawn, heavily stocked timber sleeper edged shrub and flower borders. The garden is enclosed by a combination of panel fencing and offers a good degree of privacy.

Agent Note

There is a Solar Panel System installed retaining the original feed-in tariff returning approximately £1,500.00 per annum and subsidised electricity bills (full details available on request).

Tenure

Freehold
Council Tax Band - D

