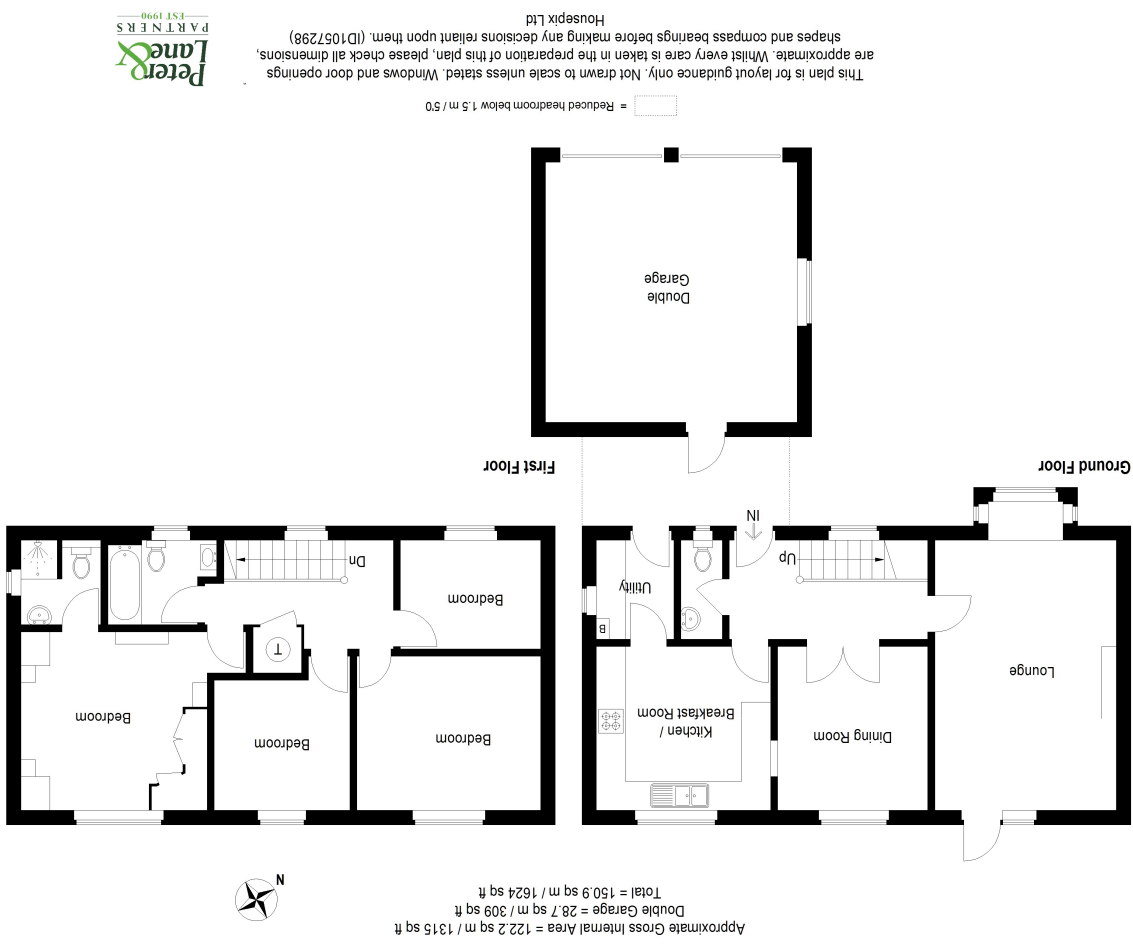


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- Well Proportioned Home
- En Suite To Principal Bedroom
- Two Reception Rooms
- Double Garaging
- No Forward Chain
- Four Bedrooms
- Kitchen/Breakfast Room And Utility Room
- Mature Gardens
- Vacant Possession



Integral Storm Canopy Over
UPVC front door to

Entrance Hall
13' 1" x 7' 7" (3.99m x 2.31m)
UPVC window to front aspect, stairs to first floor, fuse box and master switch, under stairs recess, double panel radiator, laminate flooring, glazed internal doors access **Dining Room**.

Cloakroom
Fitted in a two piece white suite comprising low level WC, wall mounted wash hand basin with tiling, coats hanging area, UPVC window to front aspect.

Kitchen/Breakfast Room
11' 8" x 11' 4" (3.56m x 3.45m)
UPVC window to garden aspect, double panel radiator, fitted in a traditional range of base and wall mounted units with work surfaces and tiled surrounds, drawer units, double bowl single drainer sink unit with mixer tap, glass fronted display cabinet, integral electric oven and gas hob with bridging unit and extractor fitted above, fridge freezer and separate freestanding fridge, serving hatch to **Dining Room**, larder unit, vinyl flooring, inner door to

Utility Room
7' 3" x 5' 3" (2.21m x 1.60m)
UPVC window to side aspect, glazed door to front aspect, fitted in a range of base units with work surfaces and tiling, inset sink unit with mixer tap, wall mounted gas fired central heating boiler re-installed in 2021 (still under warranty with British Gas) serving hot water system and radiators, single panel radiator, water softener installed in 2021, vinyl floor covering.

Dining Room
11' 3" x 10' 2" (3.43m x 3.10m)
Double panel radiator, UPVC window to rear aspect, coving to ceiling.

Sitting Room
19' 4" x 12' 5" (5.89m x 3.78m) plus bay window.
A light double aspect room with UPVC box bay window to front and glazed door with picture window to garden aspect, two double panel radiators, TV point, central feature fireplace with inset Living Flame coal effect gas fire (installed in November 2020), coving to ceiling.

First Floor Galleried Landing
UPVC window to front aspect, airing cupboard housing hot water cylinder and shelving, access to insulated loft space with ladder, lead lamp and part boarding.

Principal Bedroom
15' 11" x 12' 2" into stairwell (4.85m x 3.71m)
Coving to ceiling, UPVC window to garden aspect, single panel radiator, a selection of furniture incorporating bedside cabinets, drawers, glass display units, corner shelf display unit, wardrobe space, inner door to

En Suite Shower Room
6' 4" x 5' 4" (1.93m x 1.63m)
Fitted in a three piece suite comprising low level WC, screened 'steam room' Hydra 6kw shower enclosure with seating and tiling with independent hand mixer shower.

Bedroom 2
12' 6" x 10' 9" (3.81m x 3.28m)
Single panel radiator, UPVC window to garden aspect, coving to ceiling.

Bedroom 3
10' 10" x 9' 3" (3.30m x 2.82m)
UPVC window to rear aspect, single panel radiator, coving to ceiling.

Bedroom 4
9' 7" x 7' 7" (2.92m x 2.31m)
UPVC window to front aspect, single panel radiator, telephone point, coving to ceiling.

Family Bathroom
7' 2" x 6' 3" (2.18m x 1.91m)
Fitted in a three piece suite comprising low level WC, vanity wash hand basin with cabinet storage, panel bath with folding shower screen with independent shower fitted over and mixer tap, extensive tiling, UPVC window to front aspect, single panel radiator.

Outside
To the front there is an extensive brick paved driveway giving provision for two large vehicles. The front garden is neatly arranged and primarily lawned with evergreen shrubs and box hedging arrangement, outside lighting and gated access extending to the rear. There is a **Detached Double Garage** with electrically operated twin up and over doors, power, lighting, eaves storage space and private door to the rear. The rear gardens are mature and private with an extensive paved seating area, raised timber constructed beds sub-divided with trellis work, a large selection of evergreen shrubs, ornamental trees and flower borders, ornamental pond, outside tap and lighting, enclosed by a combination of panel fencing, some recently replaced.

Tenure
Freehold
Council Tax Band - E

