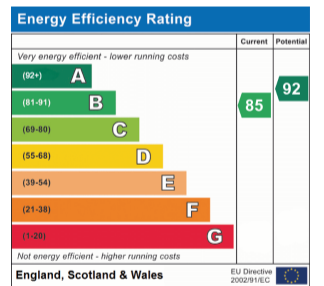
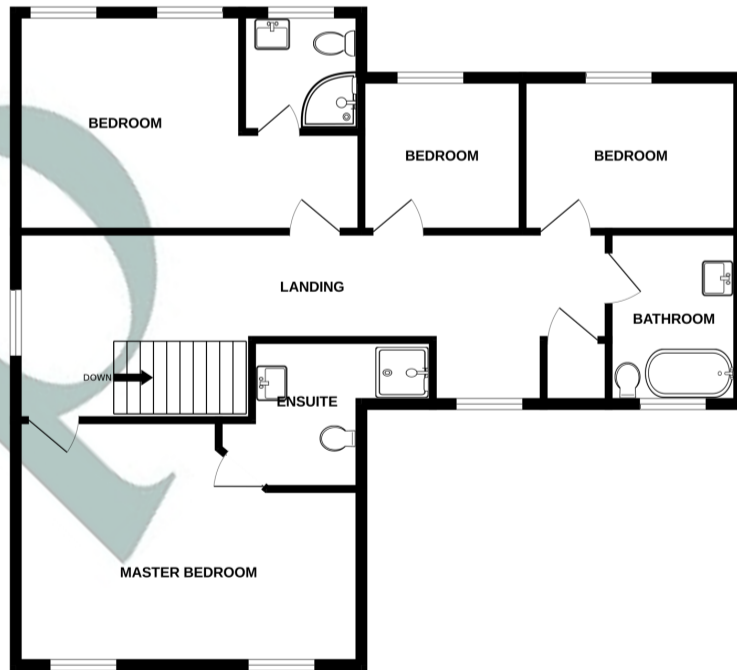
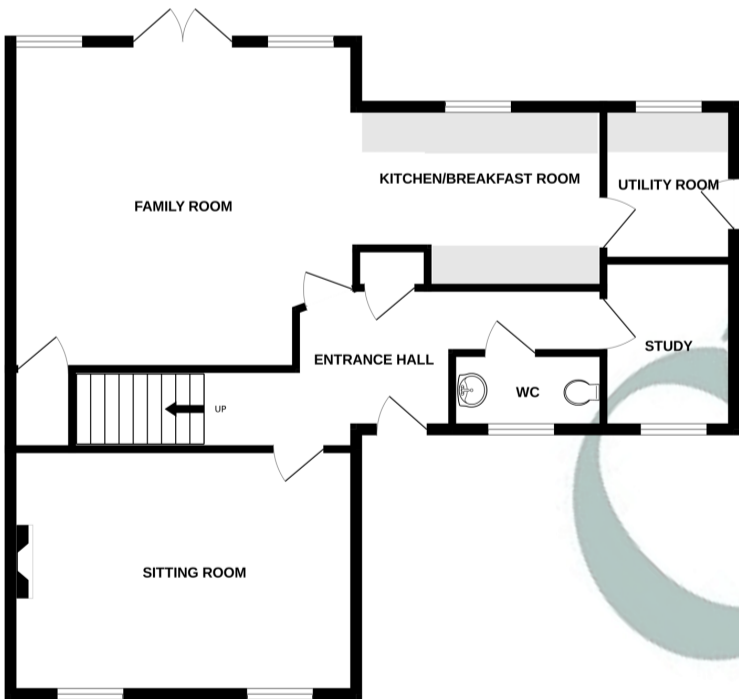




GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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A rare opportunity to purchase an individual detached 4 bedroom family residence built to exacting standards at the forefront of current market trends by a reputable developer.

- Exclusive gated development of four houses.
- Stunning fitted kitchen with integrated appliances and granite worktops.
- Underfloor heating throughout the ground floor.

GROUND FLOOR -

Entrance -

Storm Canopy. Outside lights. Part glazed composite door leading into;

Entrance Hall -

Oak stairs with glass balustrade Stairs to first floor. Additional walk in coat cupboard. Inset lights to ceiling. Laminate flooring. Oak doors with brushed steel furnishings leading into sitting room, study, kitchen & cloakroom.

Cloakroom -

Double glazed obscure window to front aspect. Vanity wash hand basin. Low level WC. Porcelain tiled flooring.

Study -

8' 9" x 6' 6" (2.67m x 1.98m) Double glazed window to front aspect. Carpet as fitted.

Sitting Room -

17' 2" x 12' 2" (5.23m x 3.71m) Two double glazed windows to the front aspect with fitted blinds. Feature fireplace with inset brushed steel electric fire. Laminate flooring.

Kitchen/Diner -

12' 3" x 9' 1" (3.73m x 2.77m) (4.01m x 2.84m) Double glazed windows to the rear aspect. A superb range of modern high gloss base and eye level units. Granite work surfaces and matching up-stands. One and half times stainless steel inset sink with mixer taps over and cupboards below. Four ring ceramic hob with stainless steel extractor canopy over. Integrated fridge / freezer. Two wine cooler cabinets. Integrated dishwasher. Porcelain tiled floor. Oak door leading into separate utility room. Open plan into dining / family room.

Family Room -

17' 2" x 16' 4" (5.23m x 4.98m) Two double glazed windows to the rear aspect. double opening French doors leading to the rear garden. Access into under stair storage cupboard. Porcelain tiled floor.



Utility -

7' 9" x 6' 6" (2.36m x 1.98m) Double glazed window to rear aspect and door to side aspect. Base units with granite work surfaces and matching up-stands. Inset stainless steel sink with mixer taps over. Boiler providing domestic hot water and gas central heating enclosed in a high level cupboard. Inset lights to ceiling. Porcelain tiled floor.

FIRST FLOOR -

Landing -

Stairs to first floor. Double glazed window to front aspect. Linen / cupboard. Access to loft area. Inset lights to ceiling. Carpet as fitted. Oak doors with brushed steel furnishings leading to all bedrooms and family bathroom.

Bedroom One -

17' 2" x 12' 1" (5.23m x 3.68m) Double glazed windows to front aspect with fitted blinds. Radiators. Carpet as fitted. Door leading into;

Shower En-Suite Room -

Double glazed window to side aspect. Fully tiled shower cubicle with waterfall shower head and hand attachment. Vanity wash hand basin with drawers below. Low level WC. Inset lights to ceiling. Chrome heated towel rail. Excellent range of splash back tiles. Porcelain tiled floor.

Bedroom Two -

12' 4" x 10' 7" (3.76m x 3.23m) plus door recess. Two double glazed windows to rear aspect. Double radiator. Carpet as fitted. Door leading into;

En - Suite -

Obscure double glazed window to the rear aspect. Walk in shower enclosure complete with waterfall shower head, hand attachment & glass screen. Vanity unit wash hand basin with draws below. Low level WC. Excellent range of splash back tiles. Porcelain tiled floor. Inset lights to ceiling. Chrome heated towel rail.

Bedroom Three -

9' 7" x 7' 7" (2.92m x 2.31m) Double glazed window to the rear aspect. Double radiator. Carpet as fitted.

Bedroom Four -

8' x 7' (2.44m x 2.13m) Double glazed window to the rear aspect. Double radiator. Carpet as fitted.

Family Bathroom -

7' 11" x 7' 2" (2.41m x 2.18m) Double glazed obscure window to the front aspect. Bath with tiled panel. Vanity unit wash hand basin with draws below. Low level WC. Excellent range of splash back tiles. Porcelain tiles to floor. Inset lights to ceiling. Chrome heated towel radiator.

OUTSIDE -

Rear Garden -

Mainly laid to lawn. Brick wall to rear boundary & timber fences to side boundaries. Patio area.

Front Garden -

Decorative low maintenance planter beds to the front aspect. Gate leading to rear garden. Block paved parking area to the front of the detached garage.

Garage -

Electric opening door. Power and light.

