

YOUR PROPERTY EXPERTS

HUNTER
LEAHY





An spacious, extended executive detached family home, located in this highly favoured Cul de Sac position on the South Western edge of town close to open countryside, schools, local shops and public transport links. The spacious and well arranged accommodation briefly comprises; Entrance Hall, Cloakroom, Dressing/Storage Room, Lounge, Kitchen/Breakfast Room, Dining Room opening into 17ft Conservatory, Study/Bedroom 5 plus a Room formed within the Garage. The first floor has four Bedrooms, an En-Suite Bathroom and Family Bathroom. Externally there is a lawned garden to the front with block paved Driveway leading to former Garage (now storage) and to the rear there are enclosed, mature level Gardens with a patio and timber decked area.



ROOM DESCRIPTIONS

Entrance Hall
Stairs to first floor accommodation. Oak flooring. Radiator. Doors to; Cloakroom, Dressing Area, Sitting Room and Kitchen/Breakfast Room.

Cloakroom
Fitted with a white suite comprising; wash hand basin and low level W.C. Oak flooring, heated towel rail and UPVC double glazed window to front.

Dressing Room/Storage Area
11' 5" x 8' (3.48m x 2.44m)
Originally this area was the second garage and has been converted by the current owners into a dressing/storage area with built in hanging rails, shelves and radiator. Doors to Study/Bedroom 5 and garage room.

Study/Bedroom 5
13' 9" x 8' 1" (4.19m x 2.46m)
Radiator. UPVC double glazed sliding patio doors onto the rear garden.

Garage Room
7' 11" x 11' 6" max (2.41m x 3.51m max)
This would make an ideal second study/work room. Radiator. UPVC double glazed window to side.

Sitting Room
18' 3" into bay window x 11' 7" (5.56m x 3.53m)
Feature fireplace with inset open fire. Oak flooring and upright radiator. UPVC double glazed walk in bay window to front.

Kitchen/Breakfast Room
17' 9" x 10' 7" (5.41m x 3.23m)
Fitted with a range of wall and base units with complimentary with rolled edge work surfaces. Inset one and a half bowl sink and drainer with mixer tap and tiled splash backs. Integral dishwasher, space for range cooker (negotiable) with extractor over plus spaces for washing machine and upright fridge/freezer. Walk in pantry providing ample storage. Tiled flooring and upright radiator. UPVC double glazed window to rear and UPVC double door to the garden. Door to Dining Room.

Dining Area
10' 6" x 9' 2" (3.20m x 2.79m)
Oak flooring, upright radiator, double opening onto:

Conservatory
17' 4" x 11' 1" (5.28m x 3.38m)
A fabulous addition to the property creating a superb seating area to compliment the Kitchen, Dining Area. UPVC glazed windows and French doors to three sides overlooking the rear garden. Oak flooring and two upright radiators.

Landing
Bright and airy galleried landing with UPVC double glazed window to side. Access to the loft space. Built in linen cupboard with shelving. Doors to all Bedrooms and Family Bathroom.

Master Bedroom
12' 5" to built in wardrobes x 11' 8" (3.78m x 3.56m)
An extensive range of fitted wardrobes. Radiator. UPVC double glazed window to front. Door to En Suite Bathroom.

En-Suite Bathroom
Tiled and fitted with a white suite comprising; panelled bath, large walk in shower, pedestal wash hand basin and low level W.C. Heated towel rail and vinyl flooring. UPVC double glazed window to rear.

Bedroom Two
11' 7" x 10' 8" (3.53m x 3.25m)
Built in wardrobe. Radiator. UPVC double glazed window to the rear,

Bedroom Three
14' 3" into dormer window x 9' 5" (4.34m x 2.87m)
Built in wardrobe. Radiator. UPVC double glazed window to front.

Bedroom Four
8' 3" x 7' 5" (2.51m x 2.26m)
Radiator. UPVC double glazed window to rear.

Family Bathroom
Tiled and fitted with a white comprising; jet spa bath with thermostatic shower and screen above, pedestal wash hand basin and low level W.C. Shaver point, heated towel rail and vinyl flooring. UPVC double glazed window to rear.

Front Garden
Lawned garden enclosed by natural hedging. Block paved driveway providing parking for 3/4 cars.

Garage
17' 1" x 5' 7" (5.21m x 1.70m)
Two up and over doors to front access storage area with power connected.

Rear Garden
Fully enclosed by timber panel fencing and natural hedging with gated access to the front. This deceptive garden comprises; a paved patio leading to a level lawn edged with floral and shrub border with an additional decked area to the rear. Outside tap and lighting. Timber shed.

Tenure & Council Tax Band
Tenures - Freehold
Council Tax Band - F

