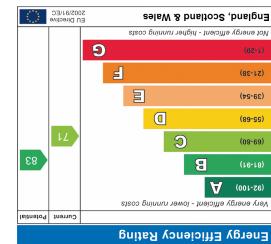
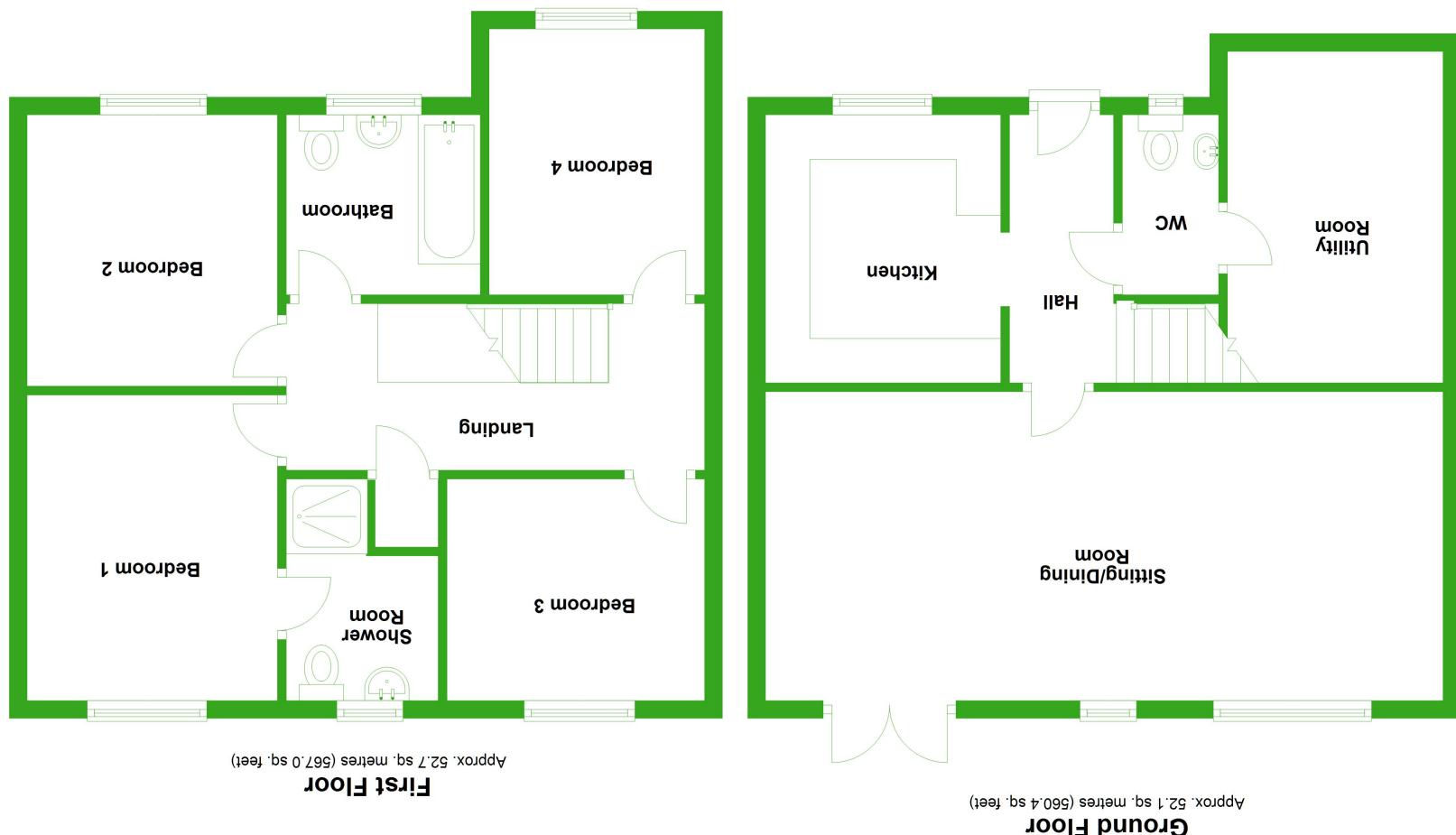


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- Beautifully Presented Detached Family Home
- Positioned On The Ever Desirable Birds Estate
- Re-Fitted Kitchen With Integrated Appliances
- Stunning Decorative Order
- Part Converted Garage With Home Office Space
- Quiet Cul De Sac Location

- Four Bedrooms
- Generous Open Plan Sitting Room And Dining Area
- Updated Sanitary Ware Throughout
- Re-Carpeted And Re-Floored Throughout
- Mature Garden With Summer House



#### UPVC Double Glazed Door To

#### Entrance Hall

Coving to ceiling, recessed lighting, contemporary radiator, ceramic tiled flooring with under floor heating.

#### Cloakroom

Re-fitted in a two piece white suite comprising circular sink unit with mixer tap, UPVC window to front aspect, contemporary radiator, ceramic tiled flooring, coving to ceiling, inner door to

#### Part Converted Garage

12' 6" x 11' 6" (3.81m x 3.51m)

Retaining electrically operated roller doors with some storage space, power and lighting.

#### Kitchen

9' 10" x 8' 6" (3.00m x 2.59m)

Re-fitted in a quality range of base and wall mounted cabinets with complementing granite work surfaces and up-stands, UPVC window to front aspect, inset one and a half bowl sink unit with mixer tap, integral electric double oven and ceramic hob with suspended stainless steel extractor fitted above, LED skirting lighting, glass fronted display cabinets, fitted automatic dishwasher, recessed lighting, drawer units, pan drawers, ceramic tiled flooring with under floor heating.

#### Sitting Room

24' 11" x 11' 6" (7.59m x 3.51m)

Incorporating **Dining Area**. UPVC windows and French doors to garden aspect to the rear, TV point, telephone point, dado rail, central fire place with inset gas fire, quality laminate floor covering.

#### First Floor landing

Access to insulated loft space, UPVC window to side aspect, airing cupboard housing hot water cylinder and shelving.

#### Principal Bedroom

11' 6" x 9' 6" (3.51m x 2.90m)

UPVC window to rear aspect, radiator.

#### En Suite Shower Room

8' 2" x 5' 3" (2.49m x 1.60m)

Re-fitted in a contemporary range of white sanitary ware comprising low level WC with concealed cistern, screened shower enclosure with independent shower unit fitted over, heated towel rail, UPVC window to rear aspect, ceramic tiled flooring.

#### Bedroom 2

9' 10" x 9' 6" (3.00m x 2.90m)

UPVC window to front aspect, radiator.

#### Bedroom 3

9' 10" x 7' 7" (3.00m x 2.31m)

UPVC window to front aspect, radiator.

#### Bedroom 4

9' 2" x 8' 6" (2.79m x 2.59m)

UPC window to rear aspect, radiator.

#### Family Bathroom

6' 11" x 6' 3" (2.11m x 1.91m)

Re-fitted in a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, panel bath with mixer tap and independent hand shower fitted over, heated towel rail, UPVC window to side aspect, ceramic tiled flooring.

#### Outside

The frontage is hard landscaped with an extensive brick paviour driveway giving provision for two large vehicles with hot and cold water taps. Gated access extends to the rear garden leading on to a paved terrace, shaped lawn enclosed by low retaining brick wall and some prepared borders, outside tap and lighting and a **Log Cabin/Summer House** posited to the rear boundary.

#### Tenure

Freehold

Council Tax Band - D

