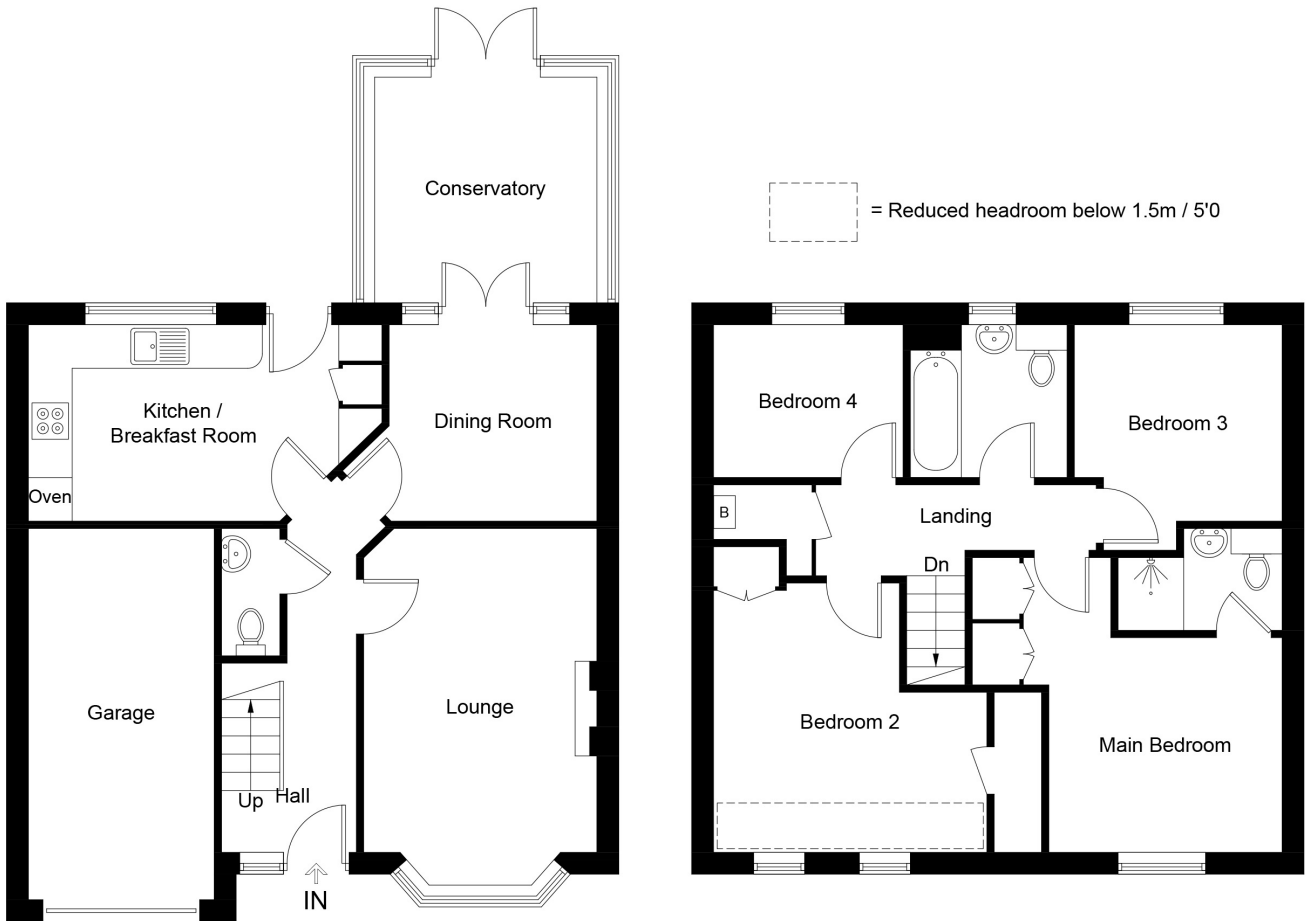




Approximate Gross Internal Area = 112.7 sq m / 1213 sq ft
Garage = 13 sq m / 140 sq ft
Total = 125.7 sq m / 1353 sq ft



Ground Floor

First Floor

For illustrative purposes only. Not to scale. ID1174323
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan Produced by EPC Provision

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Located on the ever popular 'Elms' development in Wraxall , this well balanced and rarely available, "Harewood" design built by Bryant Homes. This detached family home boasts four generous bedrooms, with the Principal Bedroom benefitting from a contemporary En-Suite Shower Room, as well as a spacious family Bathroom. Separate Living and Dining Rooms provide ample family space and the addition of a Conservatory with insulated tiled roof just adds to the lovely living accommodation. The Kitchen/ Breakfast Room has been refitted to now house built in appliances to include fridge/freezer, dishwasher, washing machine and double oven with complimentary hob and extractor. The rear gardens have been landscaped to provide separate areas and really need to be seen to be fully appreciated. There is also an integral garage with electric up and over door to the front with additional driveway parking.



ROOM DESCRIPTIONS

Entrance

Storm porch with welcome light. UPVC feature double glazed door.

Entrance Hall

Stairs rise to first floor accommodation. Radiator.

Sitting Room

15' 8" x 10' 6" (4.78m x 3.20m) (Measured into the UPVC double glazed walk in bay window). Coved ceiling with twin ceiling light points. Feature fireplace with inset gas coal effect fire and attractive tiled surround. Two radiators and television point.

Dining Room

9' 8" x 9' 8" (2.95m x 2.95m) Coved ceiling and radiator. UPVC double glazed French doors open into the Conservatory.

Conservatory

11' 2" x 9' 11" (3.40m x 3.02m) Of dwarf wall and UPVC double glazed construction under a solid and insulated textured finish tiled roof with the addition of a VELUX roof windows providing additional light and ventilation. UPVC double glazed French doors open out to the decking area.

Kitchen Breakfast Room

15' 8" x 8' 10" (4.78m x 2.69m) Fitted with a range of complementary wall and base units with additional deep saucepan/crockery drawers. Ample Granite work top space incorporating composite sink unit with mixer tap and attractive tiled splashbacks. Integral full-size Dishwasher. Fitted Hotpoint double oven and grill with Indesit 4 ring induction hob. To one end of the Kitchen is a utility area with integral fridge, freezer and washing machine. Led ceiling lighting and radiator. UPVC double glazed window and part double glazed door to rear.

Cloakroom

Fitted with a white suite comprising: close coupled WC and corner wash hand basin with useful storage cupboard under. Radiator.

First Floor Landing

Trap access to insulated loft space. Large walk in airing cupboard housing combi boiler.

Principal Bedroom

11' 3" x 9' 8" (3.43m x 2.95m) Plus large door recess. Built in "His" & "Hers" wardrobes with hanging and storage shelving. UPVC double glazed window to front. Radiator and door to En Suite Shower Room.

En-Suite Shower Room

Tiled and fitted with a white suite comprising: Large shower unit with thermostatic shower, and separate vanity unit provides additional storage, inset hand wash basin and concealed cistern low level W.C. Heated towel rail, ceiling extractor fan and frosted UPVC double glazed window to side.

Bedroom 2

12' 3" x 12' 0" (3.73m x 3.66m) (maximum with some floor space taken with stairs bulkhead). A delightful room with two UPVC double glazed windows overlooking the frontage. Built in double wardrobes with hanging and storage shelf. Two radiators and short door to eaves storage area.

Bedroom 3

9' 4" x 8' 0" (2.84m x 2.44m) (plus door recess).

UPVC double glazed window overlooking the rear gardens. Radiator.

Bedroom 4

8' 6" x 6' 10" (2.59m x 2.08m) UPVC double glazed window to rear. Radiator.

Family Bathroom

Partly tiled and fitted with a white suite comprising: panelled bath with mixer tap and overhead thermostatic shower attachment, built in vanity unit with inset hand wash basin and concealed cistern low level W.C . Heated towel rail and ceiling mounted extractor fan. UPVC double glazed frosted double glazed window to rear.

Front Garden

The front of the property is approached via a tarmac driveway with a pedestrian walkway to one side. The main garden in lawned with surrounding hedge borders.

Rear Garden

The rear gardens are fully enclosed by timber panel fencing and separated into different areas. Decked area accessed directly from the conservatory leads nicely to the main laid to lawn area. At the rear there is a patio providing a perfect seating area. Gated access to front with garden shed, bin store and water butt.

Garage

An electric up and overdoor to front. Power and lighting connected.

Tenure & Council Tax Band

Tenure: Freehold
Council Tax Band: E

