





PLEASE NOTE: The measurements that have been quoted are approximate and strictly for guidance only. All fittings, fixtures, services and appliances have not been tested and no guarantee can be given that they are in working order. The particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. The images displayed are for information purposes only and it cannot be inferred that any item shown will be included in the property.



Reception Hall

5.80m x 4.50m (19' 0" x 14' 9") Max. Spacious and impressive Reception Hall with access to all principle rooms and a feature staircase with glass balustrade, door to a large walk in storage cupboard housing the boiler.

Kitchen

4.80m x 3.30m (15' 9" x 10' 10") Spacious Room with dual aspect windows offering a pleasant view over the Rear Garden and a side aspect door giving access through to the Rear Garden. A range of matching wall mounted and base units with work surfaces over, integrated fridge freezer, space for washing machine, space for further domestic appliance, space for range cooker with extractor fan over, part tiled walls.

Sitting/Dining Room

7.50m x 6.20m (24' 7" x 20' 4") Impressive Room offering a fantastic space, rear aspect window and rear aspect double opening double glazed patio doors giving access through to the Rear Garden, front aspect double glazed window and door giving access through to the Family/Play Room.

Family/Play Room

6.00m x 2.70m (19' 8" x 8' 10") Good sized room currently being used as a Play Room with rear aspect window overlooking the Rear Garden.

WC

Ground Floor WC comprising of a close coupled WC and wash hand basin.

Ground Floor Bathroom

Modern Bath room comprising of a panelled bath, wash hand basin and WC.

Bedroom Three

4.20m x 3.30m (13' 9" x 10' 10") A good sized double room with dual aspect windows offering ample natural light.

Bedroom Four

3.90m x 3.00m (12' 10" x 9' 10") A Good sized double room with a front aspect window.

Study/Bedroom Five

3.30m x 1.60m (10' 10" x 5' 3")

First Floor Landing

Bright and spacious Landing with two Velux windows allowing ample natural light, door to an airing cupboard and further door to a large walk in storage cupboard.

Bedroom One

7.20m x 3.60m (23' 7" x 11' 10") Impressive and spacious Bedroom featuring two Velux windows and two side aspect windows, door to storage in eaves and further door to En-Suite.

En-Suite

Modern recently fitted En-Suite comprising of a tiled shower cubide, wash hand basin and close coupled WC.

First Floor Shower Room

Modern suite with side aspect double glazed window, oversized tiled shower cubide, wash hand basin with cupboard beneath and illuminated mirror over and a close coupled WC.

Bedroom Two

6.20m x 3.80m (20' 4" x 12' 6") Spacious and bright room with two Velux windows.

Rear Garden

This is a real feature of the property being of a generous size and being very secluded. The Rear Garden further overlooks local woodlands and is enclosed by panelled fencing.

Front

Block paved driveway offering ample off road parking for several vehicles.

