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- Prestigious non estate location
- Four/Five Bedrooms
- Re-Fitted Kitchen And Utility Room
- Mature And Private Gardens
- Prestigious Non Estate Location

- An Impressive Family Home
- En Suite To Principal Bedroom
- Sitting Room, Dining Room, Study And Conservatory
- Double Garaging



Integral Recessed Storm Porch To
Fan light panel door to

Reception Hall
13' 5" x 11' 0" (4.09m x 3.35m)
Stairs to first floor, understairs storage cupboard, radiator with decorative cover, coving to ceiling, telephone point, central heating thermostat, engineered Oak flooring.

Cloakroom
Re-fitted in a two piece quality white suite comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap and cabinet storage, re-tiled surrounds with contour tiling, radiator, coving to ceiling, sealed unit leaded light window to front aspect, ceramic tiled flooring.

Sitting Room
27' 3" x 16' 5" (8.31m x 5.00m)
A generous and light double aspect room with sealed unit bay window to front and sliding double glazed patio doors to garden terrace to the rear, central inglenook fireplace with exposed brickwork chimney feature and herringbone brick hearth, TV point, telephone point, cornicing to ceiling, wall light points.

Dining Room
13' 1" x 10' 10" (3.99m x 3.30m)
Double panel radiator, sealed unit leaded light window to garden aspect, cornicing to ceiling, glazed internal double doors to **Sitting Room**.

Bedroom 5/Study
10' 10" x 9' 2" (3.30m x 2.79m)
Single panel radiator, sealed unit leaded light window to front aspect, coving to ceiling, engineered Oak flooring.

Kitchen/Breakfast Room
14' 9" x 10' 10" (4.50m x 3.30m)
Fitted in a range of Shaker style cabinets with complementing granite/quartz work surfaces, up-stands and re-tiled surrounds, single drainer one and a half bowl stainless steel sink unit with mixer tap, sealed unit window to rear aspect with over lit pelmet, glass fronted display cabinets, drawer units, pan drawers, integral wine rack, larder unit, integral double Neff ovens, integral ceramic hob with suspended stainless steel extractor fitted above, combi microwave, recessed lighting, coving to ceiling, ceramic tiled flooring, internal UPVC doors to

Garden Room/Conservatory
13' 1" x 12' 0" (3.99m x 3.66m)
Of brick based and UPVC double glazed construction, vaulted ceiling , double poly carbonate roofing, UPVC French doors to garden terrace, wall light points, ceramic tiled flooring.

Utility Room
12' 2" x 5' 11" (3.71m x 1.80m)
A double aspect room with sealed unit leaded light window to front and glazed door and widow to garden aspect, fitted in a range of base and wall mounted cabinets with work surfaces, appliance spaces, single panel radiator, recessed lighting, coving to ceiling, inset sink unit, larder unit, access to insulated loft space.

First Floor Galleried Landing
Access to insulated loft space, single panel radiator, coving to ceiling, airing cupboard housing hot water cylinder and shelving.

Principal Bedroom
13' 5" x 13' 0" (4.09m x 3.96m)
Sealed unit leaded light window to front aspect, single panel radiator, coving to ceiling, inner access to

En Suite Shower Room
9' 1" x 8' 10" (2.77m x 2.69m)
Re-fitted in a three piece white suite comprising low level WC with concealed cistern, heated oversized ladder stye towel rail, extractor, oversized screened shower enclosure with independent shower unit fitted over, vanity wash hand basin with a selection of cabinets, drawer units, work surface and underlit vanity unit, full ceramic tiling with natural stone contour border tiling, recessed lighting, coving to ceiling, ceramic tiled flooring.

Bedroom 2
15' 1" x 9' 2" (4.60m x 2.79m)
Sealed unit leaded light window to rear aspect, single panel radiator, coving to ceiling.

Bedroom 3
13' 3" x 10' 5" (4.04m x 3.17m)
Single panel radiator, sealed unit leaded light window to garden aspect, coving to ceiling.

Bedroom 4
12' 0" x 11' 0" (3.66m x 3.35m)
Sealed unit leaded light window to front aspect, single panel radiator, coving to ceiling.

Family Bathroom
8' 10" x 6' 11" (2.69m x 2.11m)
Re-fitted in a quality range of white sanitary ware comprising low level WC with concealed cistern, suspended vanity wash hand basin with mono block mixer tap, heated towel rail, panel bath with folding screen and independent shower unit fitted over, full ceramic tiling, extractor, recessed lighting, sealed unit leaded light window to garden aspect, ceramic tiled flooring.

Outside
The property stands in large mature and private gardens with shaped lawns edged in mature Laurel and evergreen hedging, stocked rose beds and flower borders, outside tap and lighting. The gardens extend to the rear with a further paved terrace, additional lighting and a further expanse of lawn, timber constructed vegetable beds, raised timber deck enclosed by balustrade, the garden is enclosed by picket fencing, mature hedgerow, evergreen hedging, mature ornamental trees and greenhouse. There is a developing orchard with a selection of fruit trees, two apple trees, pear and greengage..

Double Garage
21' 4" x 17' 1" (6.50m x 5.21m)
Twin electrically operated up and over doors, power, lighting, eaves storage space with pull down ladder, private door to rear, wall mounted gas fired central heating boiler serving hot water system and radiators, two windows to garden aspect.

Tenure
Freehold
Council Tax Band - E

