



Ground Floor

Entrance Hallway

Coved ceiling, ceiling light, smoke alarm, composite door to the front aspect, radiator, understairs storage, thermostat, stairs to the first floor, power points and wooden flooring.

Living Room

Coved ceiling, ceiling lights, UPVC double glazed window to the side aspect, UPVC double glazed French doors to the rear aspect opening onto the conservatory, radiators, working fireplace with an open flue, power points, television point and wooden flooring.

Dining Room

Coved ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points and wooden flooring.

Kitchen

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect over looking the conservatory, UPVC double glazed frosted single door to the rear aspect, wall and base fitted units, cupboard with the boiler enclosed, integrated dishwasher, four point gas 'Range Master' hob with integrated oven and stainless steel extractor fan above, tiled splash back, power points, one and a half bowl stainless steel sink with drainer, space for a longline fridge/freezer, integrated wine cooler, radiator and wooden flooring.

Study

Coved ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points with USB charging and wooden flooring.

Downstairs Shower Room

Coved and smooth set ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, extractor fan, enclosed shower, toilet, wall mounted sink with under cupboard, wall mounted towel rail, tiled walls and wooden flooring.

First Floor

Landing

Coved ceiling, ceiling light, smoke alarm, loft hatch (fitted ladder, lighting and mostly boarded) UPVC double glazed window to the front aspect, airing cupboard with the water cylinder enclosed, radiator, power points, wooden balustrades and carpeted flooring.

Bedroom One

Coved ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, power points, television point, two double fitted wardrobes, en-suite shower room and carpeted flooring.

En-Suite Shower Room

Ceiling light, UPVC double glazed frosted window to the side aspect, extractor fan, enclosed waterfall shower with extra shower head, toilet, wall mounted sink with under cupboard, stainless steel heated towel rail, tiled walls and vinyl flooring.



Bedroom Two

Coved ceiling, ceiling light, UPVC double glazed window to the front aspect, triple built-in wardrobes with the consumer unit enclosed, radiator, power points and carpeted flooring.

Bedroom Three

Coved ceiling, ceiling light, UPVC double glazed window to the rear aspect, double built-in wardrobe, power points, radiator and carpeted flooring.

Bedroom Four

Coved ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points and carpeted flooring.

Bathroom

Ceiling light, UPVC double glazed frosted window to the rear aspect, panelled bath with extra shower head, wall mounted sink with under cupboard, toilet, stainless steel heated towel rail, tiled walls and vinyl flooring.

Outside

Garden

Mainly laid to lawn with decking area, patio pathway, surrounding pebble boarder, surrounding shrubbery, single door access to the double garage, outside tap and outside light.

Garage

Double garage, pitched roof, manual up and over doors, wall and base fitted units, concrete flooring, overhead storage, power and lighting.

Driveway

Blocked paved driveway for multiple vehicles, blocked paved path, laid to lawn, surrounding shrubbery and a tree.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: C
Council Tax Band: E - Approximately £2,625.02 per annum.

Stamp Duty

First Time Buyer: £8,750
Moving Home: £17,500
Additional Property: £47,500

Stamp Duty from the 1st April 2025

First Time Buyer: £20,000
Moving Home: £20,000
Additional Property: £60,000

