

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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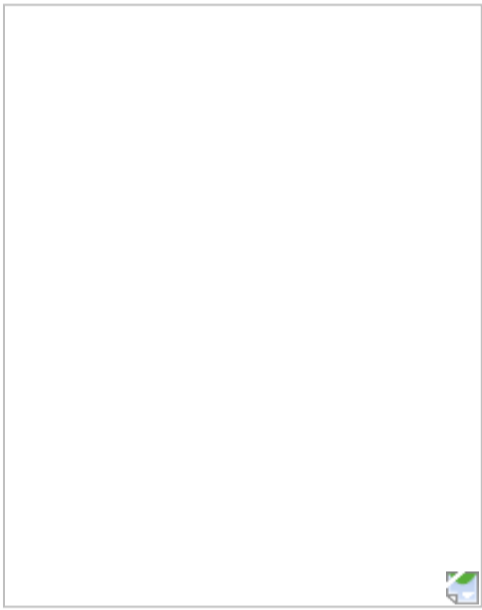
TOTAL FLOOR AREA: 3007 sq.ft. (279.4 sq.m.) approx.



GROUND FLOOR
1769 sq.ft. (164.3 sq.m.) approx.



1ST FLOOR
1238 sq.ft. (115.0 sq.m.) approx.





Entrance

Via front aspect double glazed composite door with adjacent double glazed windows through to the Entrance Hall.

Entrance Hall

5.38m x 2.6m (17' 8" x 8' 6") Spacious Entrance Hall, bespoke staircase leading to the first floor accommodation, radiator, power points, door to a large under-stairs storage cupboard currently housing the fridge freezer with ceiling light point. From the hall way there are double glazed doors leading through to the Kitchen/Diner, coved and smooth plastered ceiling, ceiling light point.

Kitchen/Dining/Day

8.21m x 3.71m (26' 11" x 12' 2") Kitchen Area: A comprehensive range of matching wall mounted and base units with quartz work surfaces over, incorporating a large centre island, within the centre island is a Neff induction hob with feature extractor over. Integrated Neff double oven, integrated fridge and freezer, integrated microwave oven, full width dishwasher, countersunk sink unit with hot tap. Karndean flooring, radiator, coved ceiling, smooth plastered ceiling, inset to ceiling spot lights, side and rear aspect double glazed windows - the rear aspect window offers a very pleasant outlook over the Rear Garden.

Dining/Day Room Area: Continuation of Karndean flooring, coved and smooth plastered ceiling, ceiling light point, front aspect double glazed window, side aspect double glazed window, radiator, power points, provision for wall mounted TV.

Utility Room

2.50m x 1.84m (8' 2" x 6' 0") Continuation of matching wall mounted and base units with Quartz work surfaces over, circular stainless steel sink unit with mixer tap, rear aspect double glazed window, space for washing machine and tumble dryer, continuation of Karndean flooring, rear aspect double glazed door giving access through to the Rear Garden, coved ceiling, smooth plastered ceiling, cupboard housing a wall mounted consumer unit, wall mounted Baxi boiler serving domestic hot water and central heating systems.

Living Room

6.90m x 4.53m (22' 8" x 14' 10") Very spacious room which is front to back, front aspect double glazed window with fitted shutters, rear aspect bi-fold doors giving access through to the Conservatory, radiator, provision for wall mounted TV, natural stone fire surround with living flame gas fire, smooth plastered ceiling, two ceiling light points, two wall light points.

Conservatory

3.85m x 3.28m (12' 8" x 10' 9") Karndean flooring, UPVC double glazed construction, fitted blinds, sliding double glazed door giving access through to the Rear Garden, Overhead heating panel (Fed by the Solar panels)

Inner Hallway

2.21m x 1.43m (7' 3" x 4' 8") Accessed via the Living Room and giving access to a further Reception Room/Office, coved ceiling, ceiling light point, Karndean flooring.

Reception Room Two/Study

4.70m x 4.67m (15' 5" x 15' 4") Currently used as an Office/Gym, spacious room, coved ceiling, smooth plastered ceiling, two ceiling light points, side aspect double glazed window, radiator, range of fitted office furniture incorporating a desk, storage cupboards and drawer units, double doors to a large storage cupboard with shelving, radiator, provision for wall mounted TV, power points, telephone point, TV point, double glazed bi-fold doors giving access through to the Rear Garden.

Boot Room

2.21m x 2.17m (7' 3" x 7' 1") Coved ceiling, smooth plastered ceiling, ceiling light point, front aspect double glazed window, radiator, Karndean flooring, door to Ground Floor WC, front aspect double glazed door giving access to the Front Garden.

Ground Floor WC

2.21m x 1.07m (7' 3" x 3' 6") WC with concealed cistern, side aspect double glazed window, wall mounted wash hand basin with mixer tap, radiator.

First Floor Landing

5.84m x 2.50m (19' 2" x 8' 2") Impressive spacious landing, coved ceiling, smooth plastered ceiling, hatch providing access through to the loft space, rear aspect double glazed window, radiator, door to an airing cupboard housing a hot water cylinder with slatted shelving over, solar boost panel for solar heating.

Bedroom One

4.67m x 3.60m (15' 4" x 11' 10") Very impressive room, spacious dressing room and further room off. Spacious double room, coved ceiling, ceiling light point, front aspect double glazed window, fitted shutter, radiator, good range of fitted bedroom furniture, power points, door to an En-Suite.

Dressing Room

4.91m x 4.53m (16' 1" x 14' 10") Coved ceiling, smooth plastered ceiling, ceiling light point, front aspect double glazed window, fitted shutter, radiator, comprehensive range of fitted bedroom furniture with some mirror fronted doors providing ample hanging space and shelving for storage, arch leading through to a smaller Dressing Room.

Additional Dressing Room

2.00m x 1.87m (6' 7" x 6' 2") Rear aspect double glazed window, coved ceiling, ceiling light point, variety of fitted units for storage, radiator.

En-Suite

4.67m x 3.60m (15' 4" x 11' 10") Very impressive contemporary suite, floating wash hand basin, monobloc tap, concealed lighting under, drawer unit, under a fitted mirror with downlighters, marble tiles, WC with concealed cistern, tiled flooring, walk in shower with recessed shelving, two shower heads, thermostatic shower unit, heated towel rail, freestanding bath with mixer tap and shower attachment, additional towel rail, two rear aspect frosted double glazed windows, side aspect frosted double glazed window, smooth plastered ceiling, inset to ceiling spot lights, door to a storage cupboard with slatted shelving.

Bedroom Two

4.35m x 3.71m (14' 2" x 12' 2") Coved ceiling, smooth plastered, rear aspect double glazed window, fitted shutters, radiator, large mirror fronted three door fitted wardrobe providing ample hanging space and shelving for storage, power points.

Bedroom Three

3.96m x 3.71m (13' 0" x 12' 2") Spacious double room, front aspect double glazed window with fitted shutter, radiator, fitted mirror fronted triple wardrobe providing ample hanging space and shelving for storage, power points, coved ceiling, smooth plastered ceiling, ceiling light point.

Bedroom Four

2.50m x 2.46m (8' 2" x 8' 1") Front aspect double glazed window, fitted shutter, radiator, coved and smooth plastered ceiling, ceiling light point, power points.

Shower Room

4.02m x 2.00m (13' 2" x 6' 7") Impressive contemporary Shower Room, floating sink unit with monobloc tap, drawer unit below, WC with concealed cistern, oversized walk in shower with twin shower heads, recessed shelving unit, marble effect tiles, rear aspect double glazed window, heated towel rail, Karndean flooring, smooth plastered ceiling, inset to ceiling spot lights, fitted illuminated mirror.

Outside - Front

Double gates giving access through to the off road parking to which there is an expansive brick paved driveway providing off road parking for numerous vehicles, large single area, pedestrian access down one side of the property leading through to the Rear Garden. The property offers very good frontage and is enclosed.

Double Garage

6.57m x 5.68m (21' 7" x 18' 8") Detached Double Garage with twin electric up and over doors, power and light, pitched roof for storage.

Rear Garden

Professionally landscaped Rear Garden which is a real feature of the property, large shaped premium paved patio area with raised shrub borders, large section of lawn, further single area, decking area, enclosed by panelled fencing, large Gazabo to remain.

Additional Information

EPC Rating: C (77)

Council Tax Band: G

Tenure: Freehold



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 items shown will be included in the property.

