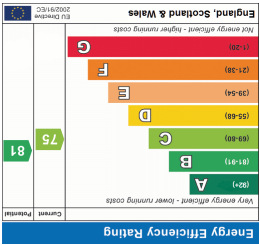


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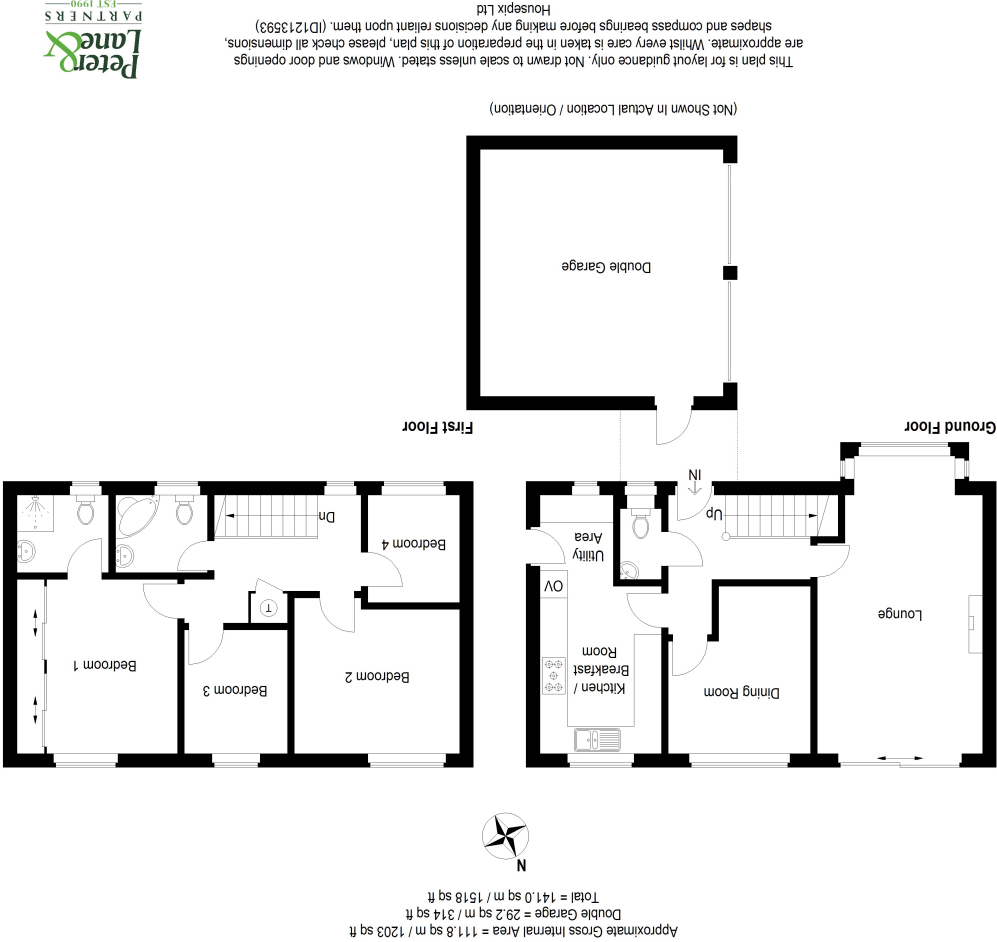
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1213593)



- Beautifully Presented Family Home
- Re-Fitted Kitchen
- Landscaped Gardens
- Pleasant Cul De Sac Position

- Two Generous Reception Rooms
- UPVC Double Glazing
- Double Garage
- Desirable Village Location

UPVC Double Glazed Front Door To

Entrance Hall

9' 10" x 9' 6" (3.00m x 2.90m)

UPVC window to front aspect, double panel radiator, under stairs storage, telephone point, coving to ceiling, composite floor covering.

Cloakroom

Fitted in a two piece white suite comprising low level WC with concealed cistern, corner wash hand basin with mixer tap, extensive tiling, UPVC window to front aspect, quarry tiled flooring, single panel radiator.

Sitting Room

22' 0" x 11' 6" (6.71m x 3.51m) plus bay.

A light double aspect room with UPVC window to front aspect, glazed door and UPVC window to rear aspect, two double panel radiators, TV point, central fireplace with moulded timber surround and inset Living Flame coal effect gas fire, coving to ceiling.

Kitchen/Breakfast Room

18' 8" x 8' 6" (5.69m x 2.59m)

Incorporating **Utility Area**. A light triple aspect room with UPVC double glazed windows to front and rear aspects, glazed door to side aspect, re-fitted in a range of Shaker style base and wall mounted cabinets with composite work surfaces and up-stands, extensive tiling, integrated Bosch electric oven and gas hob with extractor unit fitted above, drawer units, pan drawers, appliance spaces, space for American style fridge freezer, TV point, single drainer one and a half bowl stainless steel sink unit with mixer tap, recessed lighting, double panel radiator, sliding shelf, soft close doors, sliding spice rack,. composite floor covering.

Dining Room

11' 10" x 9' 10" (3.61m x 3.00m)

UPVC double glazed window to front aspect, double panel radiator, coving to ceiling.

First Floor Galleried Landing

UPVC double glazed window to front aspect, access to insulated loft space, double panel radiator, airing cupboard housing hot water cylinder and shelving.

Principal Bedroom

12' 2" x 10' 0" (3.71m x 3.05m)

UPVC double glazed window to rear aspect, single panel radiator, extensive wardrobe range with hanging and shelving, coving to ceiling.

En Suite Shower Room

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin, screened shower enclosure with independent shower unit fitted over, UPVC double glazed window to front aspect, full ceramic tiling, single panel radiator.

Bedroom 2

12' 10" x 11' 6" (3.91m x 3.51m)

UPVC double glazed window to rear aspect, single panel radiator, coving to ceiling.

Bedroom 3

8' 10" x 7' 7" (2.69m x 2.31m)

UPVC double glazed window to rear aspect, radiator, coving to ceiling.

Bedroom 4

7' 7" x 6' 11" (2.31m x 2.11m)

UPVC double glazed window to front aspect, radiator, coving to ceiling.

Family Bathroom

7' 3" x 5' 11" (2.21m x 1.80m)

Fitted in a three piece suite comprising low level WC, corner bath with mixer tap, pedestal wash hand basin with mixer tap and light, full ceramic tiling, UPVC double glazed window to front aspect, radiator.

Outside

The extensive driveway gives provision for two to three large vehicles accessing the **Double Detached Garage** with twin up and over doors, power, lighting and private door to the side. There are two areas of lawn with an ornamental tree and gated access to the rear garden. The rear garden is pleasantly arranged and centred around a large area of lawn with an extensive paved seating area enclosed by low retaining brick walling, stocked with a selection of ornamental shrubs, flower beds and a raised terrace. The garden is enclosed by a combination of panel fencing and offer a good degree of privacy.

Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

Tenure

Freehold

Council Tax Band - D

