



HUNTER
LEAHY
YOUR PROPERTY EXPERTS



ROOM DESCRIPTIONS

Main House

Reception Hall

Entered via hardwood glazed door. Stairs rising to first floor accommodation. Two storage cupboards. Laminate flooring. Doors to; Cloakroom, Kitchen/Dining/Family Room and Sitting Room.

Cloakroom

Partially tiled and fitted with a white suite comprising: concealed cistern low level W.C and vanity unit with inset basin. Laminate flooring, radiator and extractor.

Fabulous Kitchen/Dining/Family Room

Kitchen Area

15' 11" x 9' 8" (4.85m x 2.95m)

Fitted with a contemporary range of wall and base units with square edge work surfaces over. Inset one and a half bowl sink and drainer with mixer tap and tiled splash backs. 'Cuisine Master' range cooker and extractor. Integral dishwasher and space for American style fridge/Freezer. 'Kardean' flooring. UPVC double glazed window to side. Door to Utility Room.

Dining/Family Area

19' 5" x 17' 8" (5.92m x 5.38m)

A Fabulous space, the hub of the home which is flooded with natural light. Four UPVC double glazed windows to rear and side aspects and UPVC double glazed French doors opening on to patio area and a glorious double glazed lantern atrium. Underfloor heating and radiator. 'Kardean' flooring. Door to Study/Playroom.

Utility Room

13' 7" x 7' 5" (4.14m x 2.26m)

Fitted with a range of wall and base units with square edge work surfaces over. Inset stainless steel sink with flexi mixer tap. Spaces for washing machine and tumble dryer. Built in shelving. Wall mounted British Gas boiler. Radiator and 'Kardean' flooring. Window to rear and UPVC double glazed door to side.

Study/Playroom

13' 0" x 6' 9" (3.96m x 2.06m)

Radiator. UPVC double glazed windows to side and rear. UPVC double glazed door to rear.

Sitting Room

22' 1" x 12' 11" (6.73m x 3.94m)

A light, airy and spacious room. Feature fireplace with living flame coal effect fire, wooden mantle and Slate hearth. Two radiators and laminate flooring. Two UPVC double glazed windows and French door to rear aspect. Door to Kitchen/Dining Family Room.

Landing

Principle Bedroom

16' 6" x 12' 3" (5.03m x 3.73m) Plus Seating Area 10"10' x 6"9' (3.09 x 2.05)

En Suite Shower Room

Bedroom 2

11' 5" x 9' 7" (3.48m x 2.92m)

Bedroom 3

11' 3" x 9' 6" (3.43m x 2.90m)

Bedroom 4

10' 7" x 9' 9" (3.23m x 2.97m)

Bedroom 5

9' 9" x 8' 3" (2.97m x 2.51m)

Bedroom 6

9' 8" x 6' 1" (2.95m x 1.85m)

Family Bathroom

Gardens

Driveway & Garage

The Annexe

Entrance Hall

Lounge/Dining Room

15' 0" x 12' 10" max (4.57m x 3.91m)

Inner Hall

Shower Room

Bedroom

Kitchen

8' 9" x 6' 5" (2.67m x 1.96m)

Storage/Utility Area

Front Garden

