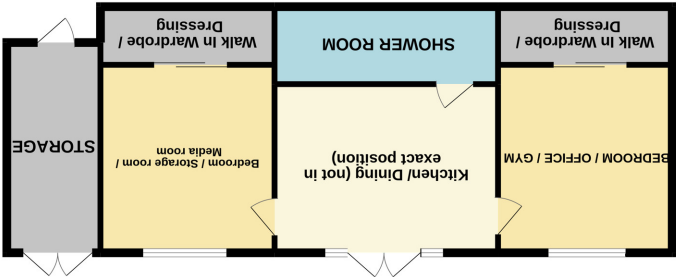
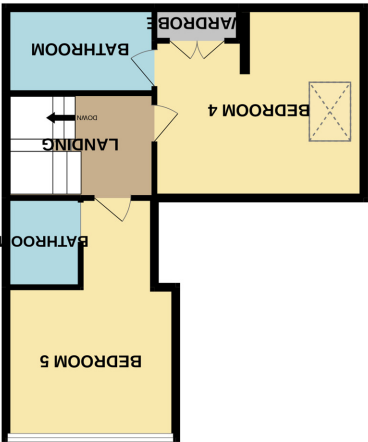


TOTAL FLOOR AREA : 3100 sq.ft. (288.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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GROUND FLOOR  
2614 sq.ft. (242.9 sq.m.) approx.



1ST FLOOR  
466 sq.ft. (43.1 sq.m.) approx.







#### Entrance

Via front aspect door through to the open plan Entrance Hall/Kitchen.

#### Open Plan Entrance Hall

Oak flooring, smooth plastered ceiling, ceiling light point, open plan through to the Kitchen/Breakfast Room, radiators, stairs leading through to the first floor accommodation, open plan through to the formal Sitting Room.

#### Kitchen/Breakfast Room

4.91m x 4.82m (16' 1" x 15' 10") Contemporary Kitchen with a comprehensive range of matching wall mounted and base units with work surfaces over, center isle with a variety of storage cupboards, Amtico flooring, feature radiator, twin Neff ovens, coved and smooth plastered ceiling, integrated fridge and freezer, Wren sink unit with mixer tap, front aspect double glazed window, Neff hob with integrated CDA extractor hood over, integrated dishwasher, double doors to the Family Room, door to Utility Room.

#### Utility Room

2.35m x 1.93m (7' 9" x 6' 4") Housing the washing machine and tumble dryer, wall mounted boiler serving domestic hot water and central heating systems, under stairs storage area housing an Ariston pressurised hot water cylinder, continuation of Amtico flooring.

#### Ground Floor WC

Close coupled WC, wall mounted wash hand basin with mixer tap, part tiled walls, circular front aspect window, tiled floor.

#### Formal Sitting Room

6.42m x 4.81m (21' 1" x 15' 9") Continuation of oak flooring, rear aspect double glazed patio doors giving access through to the Rear Garden, provision for wall mounted TV, wall mounted living flame gas fire, radiator, side aspect double glazed window, two ceiling light points, coved ceiling, power points.

#### Bedroom One

4.92m x 3.81m (16' 2" x 12' 6") Spacious double room rear aspect double glazed window, radiator, power points, wall to wall fitted wardrobes providing ample hanging space and shelving for storage.

#### Bedroom Two

3.94m x 3.34m (12' 11" x 10' 11") Spacious double room, continuation of oak flooring, side aspect double glazed window, radiator, power points, coved and smooth plastered ceiling, ceiling light point.

#### Principal Bathroom

2.99m x 2.86m (9' 10" x 9' 5") Generous four piece Bathroom suite comprising of an oversized bath with mixer tap, tiled surround, oversized wash hand basin with vanity cupboard beneath, close coupled WC, corner tiled shower cubicle with thermostatic shower unit, chrome heated towel rail, tiled floor, sky light, ceiling light point.

#### Bedroom Three

4.09m x 3.11m (13' 5" x 10' 2") Oak flooring, coved ceiling, ceiling light point, front aspect double glazed window, power points, radiator.

#### Family Room

7.79m x 5.39m (25' 7" x 17' 8") This is a real feature of the property being a substantial extension to the existing building. High vaulted ceiling, two front aspect double glazed windows, side aspect bi-folding double glazed doors, tiled floor, Kitchen area with a range of base units, Kenwood cooker, composite sink unit, space for American style fridge freezer, bespoke pizza oven, coved and smooth plastered ceiling, inset to ceiling spot lights, feature radiator.

#### First Floor Landing

Velux window, ceiling light point.

#### Bedroom Four

4.32m x 3.73m (14' 2" x 12' 3") Spacious double room, part sloped ceiling, Velux window, power points, TV point, fitted double wardrobe, door to En-Suite.

#### En-Suite

2.82m x 1.73m (9' 3" x 5' 8") Paneled bath with mixer tap, tiled walls, close coupled WC, pedestal wash hand basin with mixer tap, inset to ceiling spot lights.



#### Bedroom Five

5.21m x 3.53m (17' 1" x 11' 7") Feature front aspect double glazed window offering panoramic views, spacious double room eaves restricted, power points, radiator, door to En-Suite.

#### En-Suite

Close coupled WC, pedestal wash hand basin with mixer tap.

#### Front Garden

The Front Garden has been completely re-landscaped, carriage driveway which is approached via twin electric double opening gates. Single driveway providing off road parking for numerous vehicles, raised water feature.

#### Rear Garden

Recently re-landscaped with artificial lawn and is a real feature of this property, pathway leading through to the Outbuilding/Home Office.

#### Outbuilding/Home Office

No Permissions/ Building Regs (agent advised not needed for garden room) - Built over 4 years ago - Currently arranged as two Bedrooms, open plan Living/Kitchen and Shower Room, access via double glazed double doors giving access through to the open plan Living/Kitchen.

Living Room/Kitchen: A range of base units with work surfaces over, inset sink unit with mixer tap, space and plumbing for washing machine, space for fridge freezer, inset hob with built in oven beneath and stainless steel extractor hood over, coved ceiling, smooth plastered ceiling, inset to ceiling spot lights, wood effect laminate flooring, power points, integrated fridge and freezer.

Bedroom One: Front aspect double glazed window, power points, continuation of wood effect laminate flooring, coved and smooth plastered ceiling, inset to ceiling spot lights, sliding doors to a Dressing Room.

Dressing Room: Spacious walk in Dressing Room/Wardrobe, coved ceiling, smooth plastered ceiling, inset to ceiling spot lights, shelving and hanging space for storage.

Bedroom Two: Front aspect double glazed window, power points, coved and smooth plastered ceiling, inset to ceiling spot lights, sliding doors to a walk in Wardrobe/Dressing Room/

Dressing Room: Spacious walk in Dressing Room/Wardrobe, continuation of wood effect laminate flooring, coved ceiling, smooth plastered ceiling, inset to ceiling spot lights, fitted rails and shelving for storage (Currently used as a Dressing Room).

Shower Room: Very spacious Shower Room with twin sink units with mixer taps, close coupled WC, oversized walk in shower cubicle with twin showers, coved ceiling, smooth plastered ceiling, inset to ceiling spot lights, extractor, continuation of wood effect laminate flooring.

#### Side Garden

There is a Side Garden/Patio area which is fully enclosed, timber framed Summer House/Home Office/Multi purpose room (currently used as a nail bar), adjacent to this room is a pathway leading down to a large storage room with power and light.

#### Material Information

Tenure: Freehold  
Parking: Driveway Parking  
Utilities: Mains Electricity/Mains Gas/Mains Water  
Drainage: Mains Drainage  
Broadband: Refer to ofcom website  
Mobile Signal: Refer to ofcom website  
Flood Risk: Surface Water - Very Low. Rivers and the sea - Very Low. For further information refer to gov.uk. - Check long term flood risk.  
Council Tax Band: E

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 item shown will be included in the property.

