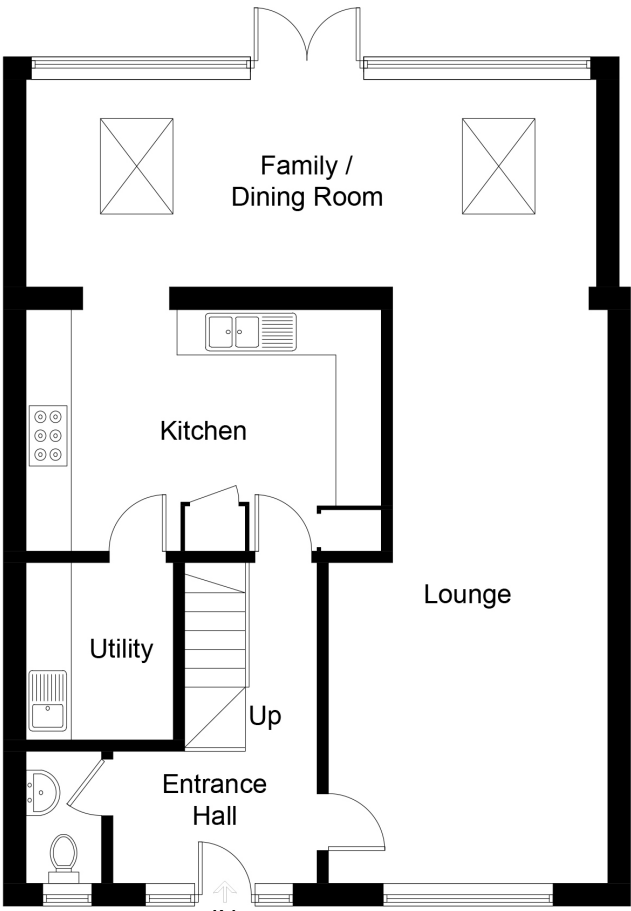


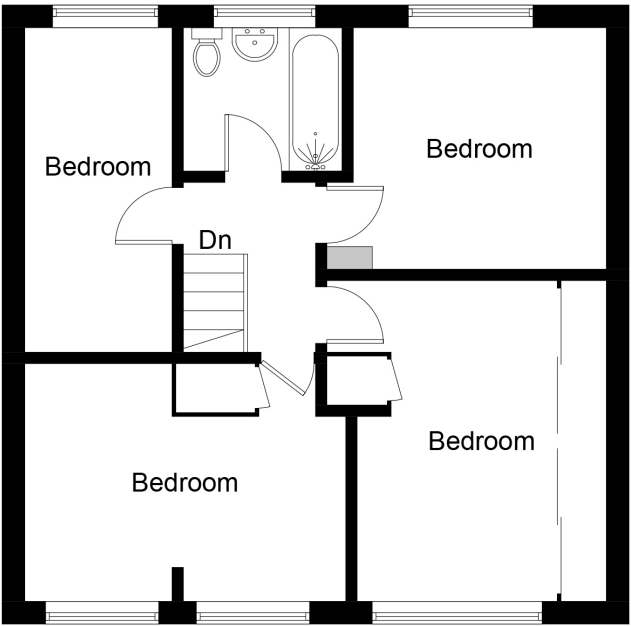


## 8 Kingston Drive

Approximate Gross Internal Area = 140.4 sq m / 1511 sq ft



Ground Floor



First Floor

For illustrative purposes only. Not to scale. ID1060274  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor Plan Produced by EPC Provision

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





This delightful, twice extended semi detached family home offers fabulous open plan living space, perfect for entertaining. Located at the head of this quiet Cul de Sac on the Western edge of town, this superb family home is well positioned for local schools, shops, sports facilities, activities and clubs at The Tithe Barn as well as numerous countryside walks. Presented in good order throughout, the well balanced accommodation briefly comprises; welcoming Entrance Hall, Cloakroom, Sitting room, Dining Family Room and Kitchen/Breakfast Room, four good sized Bedrooms and Family Bathroom. Outside there are attractive low maintenance Gardens to the front and glorious, private, South facing Gardens to the rear. The single Garage is located nearby. The property benefits from having owned solar panels.



ROOM DESCRIPTIONS

**Entrance Hall**  
Entered via UPVC double glazed door with matching side panel. Stairs rising to first floor accommodation with useful storage cupboard below. Tiled floor and radiator. Doors to; Cloakroom, Sitting Room and kitchen/Breakfast Room.

**Cloakroom**  
Fully tiled and fitted with a white suite comprising; low level W.C. and pedestal wash hand basin. Shaver point, tiled floor and UPVC double glazed window to front.

**Sitting Room**  
12' 1" x 24' 10" (3.68m x 7.57m)  
Feature fireplace with coal effect fire inset. Radiator. UPVC double glazed window to front. Study area. Leading to Dining/Family Room.

**Open Plan Dining Room/Family Room**  
24' 9" x 9' 7" (7.54m x 2.92m)  
Enjoying a vaulted ceiling and 'Velux' roof lights this delightful space enjoys fabulous light and views over the garden with windows and French doors to the rear. Tiled floor and radiators. Leading to Kitchen/Breakfast Room.

**Kitchen/Breakfast Room**  
10' 1" x 16' 0" (3.07m x 4.88m)  
Fitted with a range of white gloss, handleless wall and base units with roll complimentary worksurfaces and upstands over. Inset one and a half bowl sink and drainer with mixer tap. 'Rangemaster' range cooker with splashback and extractor, pantry cupboard and space for fridge/freezer. Tiled floor. Door to Utility Room and door to Entrance Hall.

**Utility Room**  
Fitted with a range of wall and base units with roll edge work surfaces over. Inset stainless steel sink and drainer with mixer tap. Spaces for washing machine and tumble dryer. Tiled floor.

**Landing**  
Loft hatch with fold down wooden ladders giving access to roof space and 'Worcester' boiler. Radiator. Doors to all Bedrooms and Family Bathroom.

**Bedroom 1**  
14' 7" x 8' 9" (4.45m x 2.67m)  
Fitted with a range of wardrobes. Cupboard housing immersion tank. Radiator and UPVC double glazed window to front.

**Bedroom 2**  
14' 4" x 10' 5" (4.37m x 3.17m)  
Built in cupboard providing storage. Two radiators and UPVC double glazed window to front.

**Bedroom 3**  
12' 2" x 10' 6" (3.71m x 3.20m)  
Radiator and UPVC double glazed window to rear.

**Bedroom 4**  
14' 0" x 6' 5" (4.27m x 1.96m)  
Radiator and UPVC double glazed window to rear.

**Family Bathroom**  
6' 10" x 5' 6" (2.08m x 1.68m)  
Fully tiled and fitted with a white suite comprising; panelled bath with electric shower over, pedestal wash hand basin and low level W.C. Radiator and vinyl flooring. UPVC double glazed window to rear.

**Front Garden**  
Enclosed by natural hedging and laid to Indian Sandstone patio with inset floral beds. Outside tap.

**Rear Gardens**  
Fully enclosed by timber panel fencing, this glorious, South facing garden is an absolute haven of privacy and tranquillity. Predominantly laid to lawn with deep, well stocked shaped beds, patio and pathway. Mature Apple tree. Metal and plastic shed.

**Garage**  
Located nearby. Up and over door to front.

**Tenure & Council Tax Band**  
Tenure: Freehold  
Council Tax Band: D

