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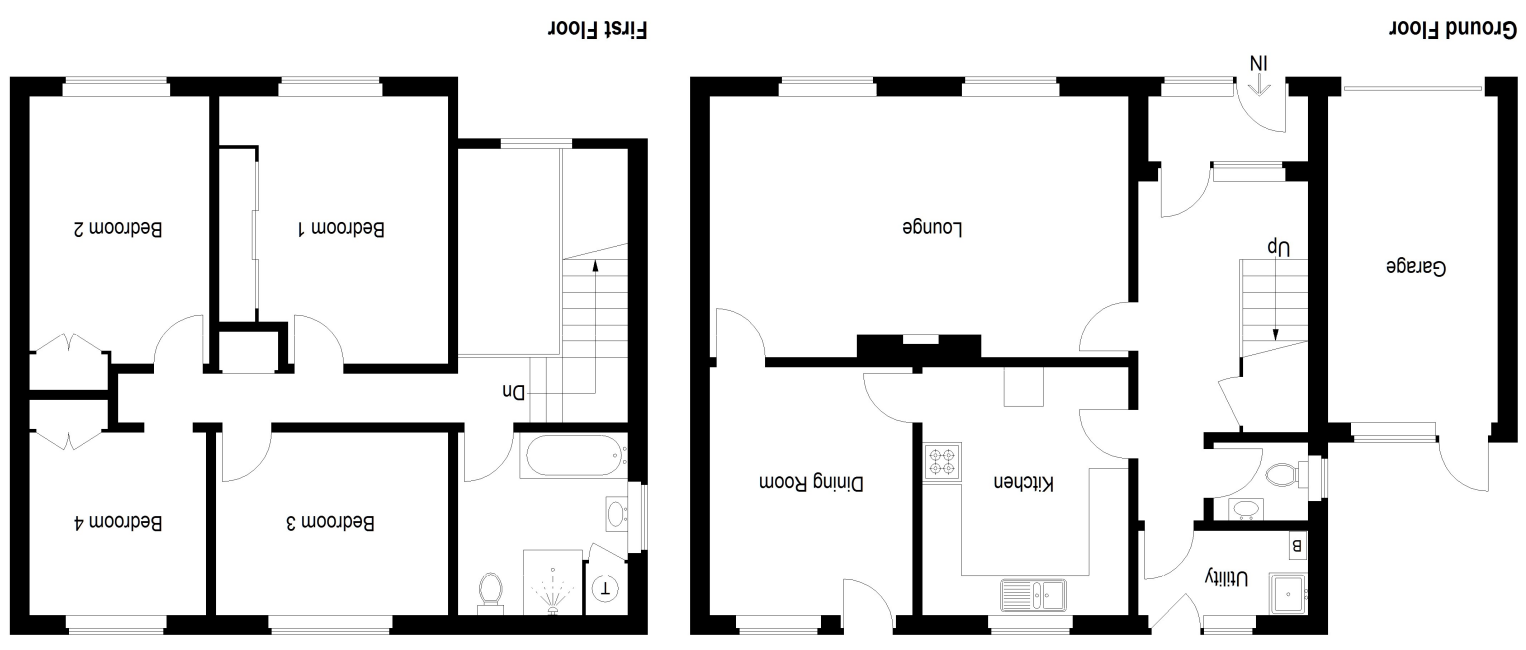
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1126289)
Housepik Ltd



Approximate Gross Internal Area
143.8 sq m / 1548 sq ft
Garage = 13.4 sq m / 144 sq ft
Total = 157.2 sq m / 1692 sq ft



- Established detached family home
- Desirable village location
- No forward chain
- Huge scope for improvement and adding value

- Four double bedrooms
- Mature and private gardens
- Close to High street and village store
- Garaging and four car driveway



UPVC Glazed Panel Door To

Entrance Porch

8' 6" x 3' 7" (2.59m x 1.09m)

Exposed internal brickwork, quarry tiled flooring, internal glazed door with side panel to

Reception Hall

13' 6" x 8' 6" (4.11m x 2.59m)

Vaulted ceiling 15'5" (4.7m) height, understairs shelved storage cupboard, stairs to first floor, double panel radiator, central heating thermostat, thermoplastic flooring.

Cloakroom

Fitted in a two piece suite comprising low level WC, wall mounted wash hand basin with tiling, UPVC window to side aspect, single panel radiator, thermoplastic flooring.

Kitchen

12' 6" x 10' 8" (3.81m x 3.25m)

UPVC window to rear aspect, fitted in a range of base and wall mounted units with work surfaces and tiling, double drainer, double bowl stainless steel sink unit with mixer tap, electric and gas cooker points, drawer units, glass fronted display cabinets, single panel radiator, appliance spaces, coving to ceiling, thermoplastic flooring.

Dining Room

12' 5" x 10' 2" (3.78m x 3.10m)

Single panel radiator, coving to ceiling, UPVC window and sliding double glazed patio doors to garden terrace.

Utility Room

8' 6" x 4' 5" (2.59m x 1.35m)

Butler sink unit, wall mounted gas fired central heating boiler serving hot water system and radiators, single panel radiator, glazed door and UPVC window to garden aspect.

Sitting Room

21' 4" x 13' 1" (6.50m x 3.99m)

Two UPVC windows to front aspect, two double panel radiators, central York stone fireplace with tiled hearth and sill, tongue and groove panel work, coving to ceiling, dimmer switch.

First Floor Galleried Landing

Tongue and groove panel work to ceiling, access to insulated loft space.

Bedroom 1

13' 7" x 11' 6" (4.14m x 3.51m)

UPVC window to front aspect, single panel radiator, wardrobe range with hanging and shelving, coving to ceiling.

Bedroom 2

13' 5" x 9' 1" (4.09m x 2.77m)

UPVC window to front aspect, single panel radiator, double wardrobe with hanging and storage space.

Bedroom 3

11' 11" x 9' 5" (3.63m x 2.87m)

Single panel radiator, UPVC window to rear aspect, coving to ceiling, vanity unit with cabinet storage and tiling.

Bedroom 4

9' 2" x 8' 10" (2.79m x 2.69m)

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

Family Bathroom

9' 2" x 8' 9" (2.79m x 2.67m)

Fitted in a four piece coloured suite comprising low level WC, pedestal wash hand basin, panel bath with hand mixer tap, ceramic tiling, airing cupboard housing hot water cylinder and shelving, screened shower enclosure with independent shower unit fitted over, coving to ceiling, UPVC window to side aspect, vinyl floor covering.

Outside

The property has an extensive frontage and is pleasantly positioned on a lovely corner plot the front garden measuring approximately 72' 0" x 72' 0" (21.95m x 21.95m) maximum with an extensive brick paved driveway giving provision for six vehicles accessing the **Single Garage** with single up and over door, power and lighting. There is a selection of ornamental shrubs and rose borders, notable ornamental trees and screened by panel fencing and mature evergreen hedging. Gated access extends to the rear garden which is beautifully arranged, private and mature measuring approximately 65' 7" x 45' 11" (19.99m x 14.00m) with an extensive paved terrace, outside lighting and tap, timber shed, productive fruit trees and a gravelled side area with gated side fence panel to the front offering additional parking for boat, caravan or additional vehicle. The gardens are primarily lawned and enclosed by a combination of high panel fencing and brick walling offering a good degree of privacy.

Tenure

Freehold

Council Tax Band - E

