

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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TOTAL FLOOR AREA: 2086 sq.ft. (193.8 sq.m.) approx.





Entrance

4.34m x 3.56m (14' 3" x 11' 8") Via front aspect double glazed door.

Entrance Hall

Spacious Entrance Hall, coved ceiling, access to all principle rooms, radiator, power points, door to a large storage cupboard, stairs leading to the first floor accommodation.

Living Room

5.46m x 6.33m (17' 11" x 20' 9") Coved ceiling, ceiling light point, two radiators, power points, natural stone fire surround with living flame gas fire, rear aspect sliding double glazed patio doors giving access through to the Rear Garden, two wall light points.

Kitchen/Dining/Day Room

3.78m x 10.2m (12' 5" x 33' 6") Very spacious room.

Kitchen area: Good range of matching wall mounted and base units with Quartz work surfaces over, inset Neff hob, integrated double oven, tiled floor, part tiled walls, power points, integrated Neff dishwasher, centre isle, side aspect double glazed window, side aspect double glazed door giving access through to the side, front and rear Gardens, smooth plastered ceiling, inset to ceiling spot lights, coved ceiling, open plan through to the Dining Area/Day Room.

Dining/Day Area: Radiator, side aspect double glazed window, power points, coved and smooth plastered ceiling, ceiling light point, rear aspect double glazed double opening doors giving access through to the Rear Garden with adjacent double glazed windows.

Bedroom One

4.85m x 3.62m (15' 11" x 11' 11") Spacious double room, coved ceiling, ceiling light point, front aspect double glazed window, radiator, fitted five door wardrobe to one wall providing ample hanging space and shelving for storage, power points, telephone point.

Bedroom Two

3.62m x 3.0m (11' 11" x 9' 10") 3.62m x 3.0m (11' 11" x 9' 10") Spacious double room, side aspect double glazed window, fitted four door wardrobe, power points, radiator, coved ceiling, ceiling light point.

Ground Floor Bathroom

1.7m x 2.0m (5' 7" x 6' 7") Tiled floor, tiled shower cubicle with thermostatic shower unit, close coupled WC, wall mounted wash hand basin with cupboard beneath, bath with tiled surround, mixer tap, chrome heated towel rail, two side aspect windows, extractor, coved ceiling, smooth plastered ceiling, inset to ceiling spot lights.

First Floor Landing

4.83m x 3.59m (15' 10" x 11' 9") Side aspect double glazed window front aspect double

Bedroom Three

3.4m (max) x 3.61m (max) (11' 2" x 11' 10") Side and rear aspect double glazed windows, good sized room, storage in eaves, door to a further storage cupboard with hanging space, power points, ceiling light point.

Bedroom Four

3.69m x 2.69m (12' 1" x 8' 10") Spacious fourth bedroom, storage in eaves, radiator, power points, ceiling light point, side aspect double glazed window, coved ceiling.

First Floor Bathroom

3.4m x 2.8m (11' 2" x 9' 2") Bath with tiled surround, mixer tap and shower attachment, pedestal wash hand basin with mixer tap, close coupled WC, tiled floor, part tiled walls, radiator, side and rear aspect double glazed windows, inset to ceiling spot lights, cupboard housing a hot water cylinder with slatted shelving over.

Front Garden

The property offers very good frontage, predominately laid to lawn with shrub borders.

there is a concrete drive on the right hand side of the property offering off road parking for several vehicles leading to a Detached Garage.

Secure gates give pedestrian access to a covered area which houses an outside storage cupboard which in turn leads to the Rear Garden.

Detached Garage

5.21m x 2.79m (17' 1" x 9' 2") Single Garage, up and over door.

Rear Garden

This is a real feature of the property offering a good degree of seclusion. Predominately laid to lawn, inset pond, wooded area at the far end of the Garden with a timber framed shed, enclosed by paneled fencing and mature shrubs.



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