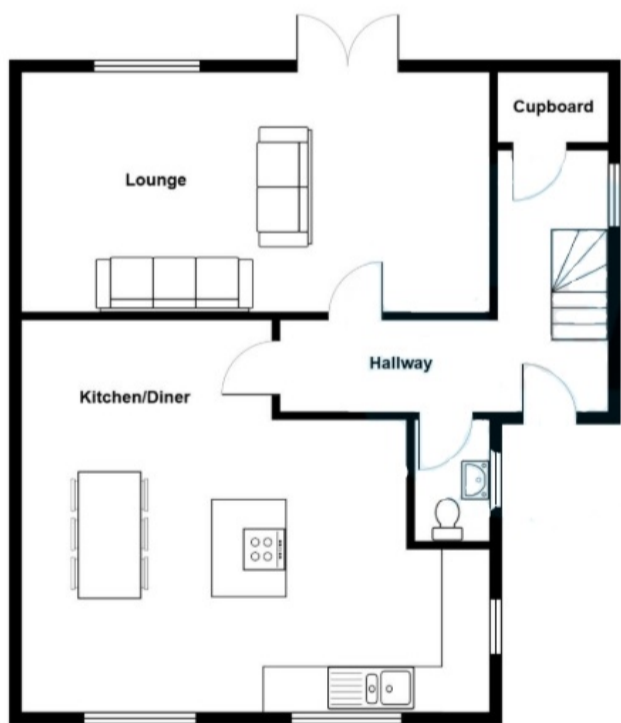




HUNTER
LEAHY
YOUR PROPERTY EXPERTS



Total Area: 138.8 m² ... 1495 ft²

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.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | A | |
| (81-91) | B | 84 |
| (69-80) | C | |
| (55-68) | D | 61 |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |



An internal inspection is necessary to full appreciate all that superb family home has to offer. Located in an established Cul de Sac towards the Western side of town, the property is well placed for local schools and shops. Deceptively spacious and styled with a contemporary theme throughout, the immaculate accommodation briefly comprises; Storm Porch, Reception Hall, fabulous Kitchen/Dining/Family Room and Sitting Room opening on to raised balcony, four well balanced Bedrooms, En Suite Shower room and four piece Family Bathroom. Outside there is driveway parking to the front and a South facing Garden arranged over three levels to the rear.

N.B. Planning permission has been granted for further development. 24/P/1401/FUH

ROOM DESCRIPTIONS

Reception Hall
Entered via UPVC double glazed door. Stairs rising to first floor accommodation. Large walk in storage cupboard. UPVC double glazed window to side. Upright radiator and quality vinyl floor covering. Oak finished doors to Cloakroom, Kitchen/Dining/Family Room and Sitting Room.

Cloakroom
Fitted with a white suite comprising pedestal wash basin and low level W.C. Quality vinyl tile flooring and UPVC double glazed window to side.

Sitting Room
21' 6" x 11' 1" (6.55m x 3.38m)
Bright and airy South facing room. Two upright radiators and quality vinyl tile flooring. UPVC double glazed French doors opening on to extensive balustraded balcony.

Kitchen/Dining/Family Room
18' 1" x 11' 0" (5.51m x 3.35m)
Light and airy South facing room with UPVC double glazed French doors opening on to balcony. Two upright radiators and quality vinyl tile flooring

Kitchen
Fitted with a range of wall and base units with square edge wood effect work surfaces over. Inset one and a half bowl ceramic sink and drainer with flexi mixer tap and integrated dishwasher. The central island provides additional cupboards and houses the electric oven and hob with extractor over. Spaces for American style fridge/freezer, washing machine and tumble dryer. Quality vinyl tile flooring and UPVC double glazed window to front.

Dining/Seating Area
Upright radiator and quality vinyl tile flooring. UPVC double glazed window to front

First Floor Landing
UPVC double glazed window to side. Oak finished doors to all Bedrooms and Family Bathroom.

Bedroom One
10' 11" x 9' 3" (3.33m x 2.82m)
Walk in wardrobe. Radiator and UPVC double glazed window to front. Door to En Suite Shower Room.

En Suite Shower Room
Fitted with a white suite comprising; shower quadrant with thermostatically with thermostatically controlled shower, vanity unit with inset basin and low level W.C. Tiled floor. UPVC double glazed window to front.

Bedroom Two
9' 11" x 8' 9" (3.02m x 2.67m)
Radiator and UPVC double glazed window to front

Bedroom Three
9' 8" x 8' 6" (2.95m x 2.59m)
Radiator and UPVC double glazed window to front.

Bedroom Four
12' 8" x 8' 2" (3.86m x 2.49m)
Built in double wardrobe. Radiator and UPVC double glazed window to rear.

Family Bathroom
Fully tiled and fitted with a white suite comprising; panelled bath with mixer tap and shower attachment, large shower quadrant with thermostatically controlled shower, vanity unit with inset basin and low level W.C. Heated towel rail, tiled floor and extractor.' 'Velux' window to front.

Rear Garden
Fully enclosed and arranged over three levels, the garden comprises; a raised balustraded balcony, a mid level paved area and a lower level with shaped lawned edged with Plum slate and bark.

Front Garden
Laid to block pavers providing off street parking for three vehicles. Gated access to sheltered paved area to the front of the property with a pathway leading to the rear.

Tenure & Council Tax Band
Tenure: Freehold
Council Tax Band: C

