





**** IMPRESSIVE EXTENDED DETACHED FAMILY HOME IN LITTLEOVER COMMUNITY SCHOOL CATCHMENT AREA
**** Located on a good size plot with 5 bedrooms and 2 en-suites. This property offers an entrance hall, lounge with feature fireplace and doors onto the garden. Family room open through to the dining kitchen, utility room and a guest cloakroom. Five first floor bedrooms, two ensuite, one shower room and the master with ensuite bathroom with separate shower. Juliette balcony to one of the bedrooms and a family bathroom with both bath and shower. Immaculate and established gardens, ample parking with turning space and a double garage.



HALL

Storm porch with entrance door into the hallway with stairs to the first floor and an under stair storage cupboard, radiator and doors to -

LOUNGE

Feature fireplace with log effect gas fire marble and set half in a wood surround double glazed windows and sliding doors onto the garden, two radiators.

FAMILY ROOM

Double glazed window to the rear, radiator and open through to the kitchen diner.

KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit with mixer tap. Fitted electric double oven and a gas hob, integrated fridge freezer and dishwasher. Double glazed window to the front elevation, patio doors onto the garden and the door to the utility room.

UTILITY ROOM

Worksurface, sink and drainer unit with storage cupboards under, plumbing and space for a washing machine, space for a tumble dryer, double glazed window, radiator, door to the garden, garage and cloakroom.

CLOAKROOM

Low flush WC, wash hand basin, double glazed window and radiator.

FIRST FLOOR LANDING

Airing cupboard, double glazed windows and sky light window, loft access with pull down ladder and doors to -



BEDROOM 1

Four sky light windows, eaves storage cupboards and a radiator.

EN SUITE

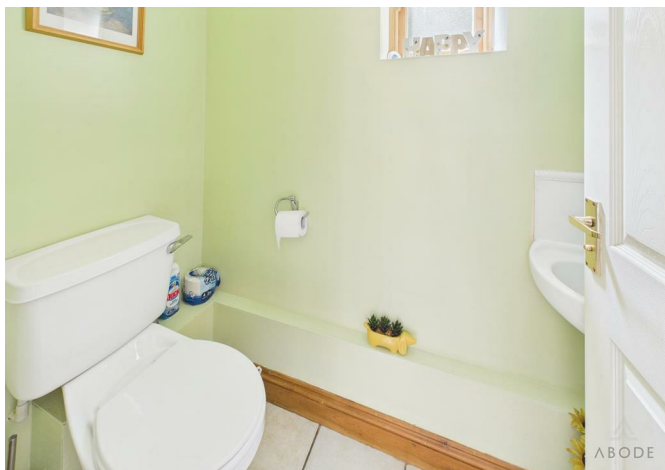
Enclosed shower, free standing bath with mixer tap and hand held shower, vanity sink unit with wash hand basin and drawers under, bio bidet low flush wc, double glazed window, ladder style radiator and fully tiled walls and floor.

BEDROOM 2

Double glazed window and a radiator.







EN SUITE

Shower, low flush wc, wash hand basin, radiator and double glazed window.

BEDROOM 3

Double glazed sliding doors into a Juliette balcony, wardrobes and radiator.

BEDROOM 4

Double glazed window to the rear and radiator.

BEDROOM 5

Double glazed window to the front and radiator.



BATHROOM

Panel enclosed bath, enclosed shower, low flush wc, vanity sink unit with wash hand basin and storage under, radiator and sky light window.

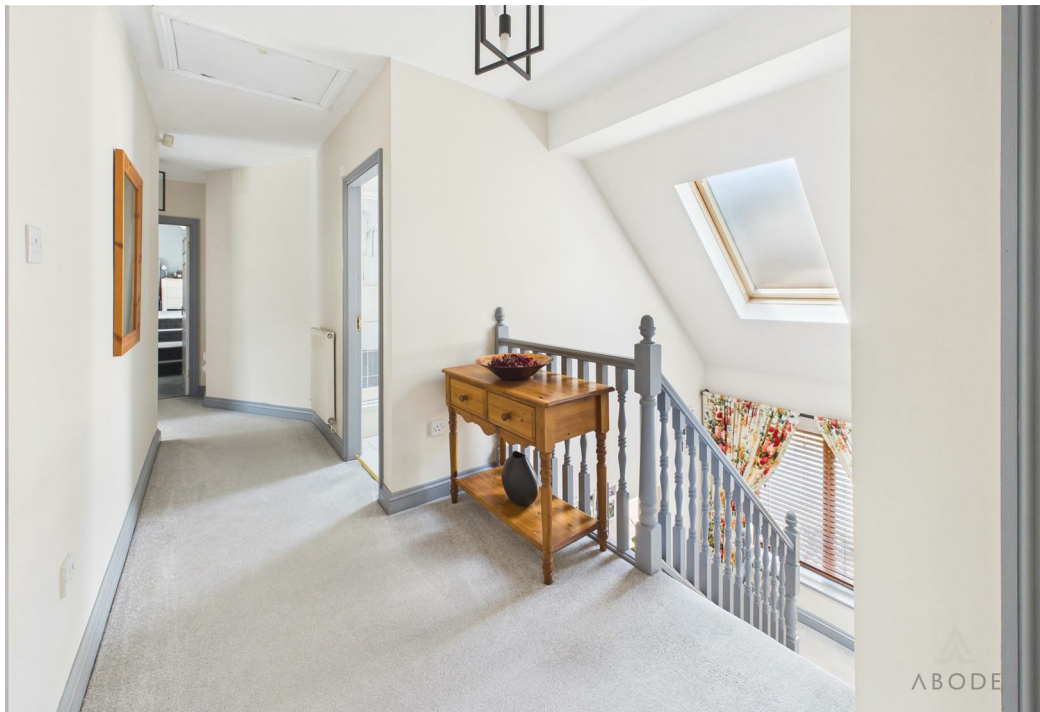
OUTSIDE

Ample parking and turning space to the front and a double garage.

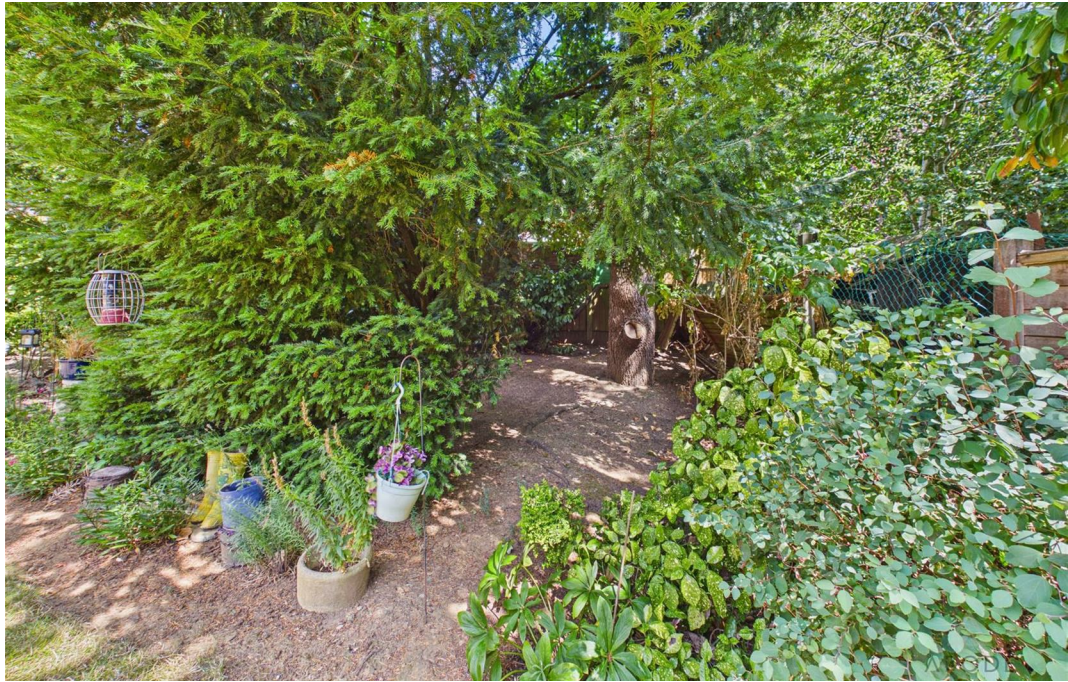
Mature and well established gardens to the front, rear and side of the property. This includes lawns, plants and shrubs and paved seating areas.













Approximate total area⁽¹⁾
119 m²
1279 ft²

Reduced headroom
0.3 m²
3 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 0



Floor 1

Approximate total area⁽¹⁾

102.7 m²

1106 ft²

Reduced headroom

7.9 m²

85 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

