





**** EXECUTIVE DETACHED FAMILY HOME WITH SOUTH FACING GARDEN AND DOUBLE GARAGE **** This is an impressive David Wilson design family home in a sought after location. The property offers an entrance hallway, guest cloakroom, playroom and a study, lounge with doors onto the garden. High specification fitted kitchen with a living and dining space with doors onto the garden, separate utility room. Four double bedrooms, dressing room and ensuite with bath and shower to the master bedroom. Second bedroom with an ensuite shower room and a family bathroom with bath and shower. Landscaped rear garden with a timber cabin included in the sale, double width drive for 4 cars and a double garage. This a great opportunity to purchase a David Wilson Winstone design property and an internal viewing is highly recommended. **** NO CHAIN ****



HALL

Entrance door into the hallway with stairs to the first floor, under stair storage cupboard, radiator, down lights, Karndene flooring and doors to -

CLOAKROOM

Low flush WC, wash hand basin, radiator, half tiled walls and a upvc double glazed window.

LOUNGE

Radiator and upvc double glazed windows and doors onto the garden.

PLAYROOM

Upvc double glazed window to the front elevation, radiator and a door into the kitchen.

STUDY

Upvc double glazed window to the front and a radiator.

LIVING & DINING KITCHEN

Fitted wall mounted, base and drawer units with quartz work surfaces and a sink unit with mixer tap. Fitted electric double oven with a five ring gas hob and extractor hood. Integrated fridge freezer and dishwasher, Karndene flooring, two radiators and upvc double glazed windows and doors onto the garden.

UTILITY ROOM

Fitted unit with work surfaces and a sink and drainer unit, plumbing and space for a washing machine and space for a tumble dryer, radiator and a door to the drive.

FIRST FLOOR LANDING

Loft access, double airing cupboard and down lights.



BEDROOM I

Two upvc double glazed windows, radiator and open through to a dressing area.

DRESSING AREA

Built in wardrobes, radiator and a upvc double glazed window.

EN SUITE BATHROOM

Panel enclosed bath, double shower, low flush wc, wash hand basin, ladder style radiator and a upvc double glazed window.







BEDROOM 2

Upvc double glazed window and a radiator.

EN SUITE

Walk in shower, low flush wc, wash hand basin, ladder style radiator and a upvc double glazed window.

BEDROOM 3

Upvc double glazed window and a radiator.

BEDROOM 4

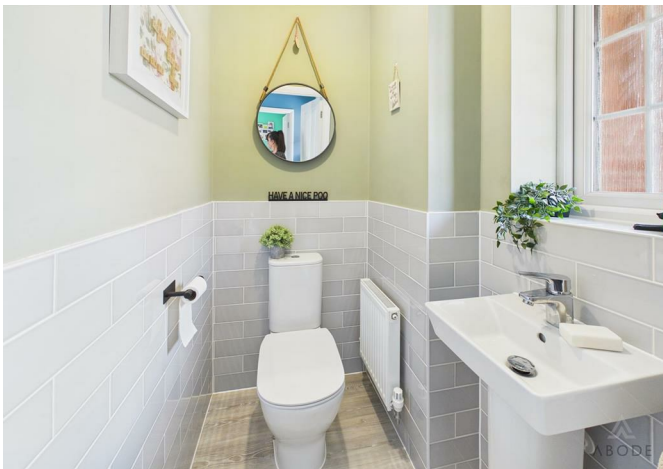
Upvc double glazed window to the front and a radiator.

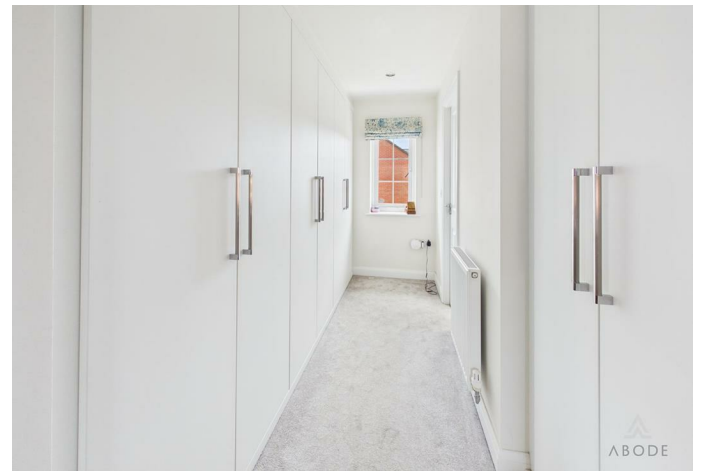
BATHROOM

Panel enclosed bath with central taps, separate shower, wash hand basin, low flush wc, ladder style radiator and upvc double glazed window.

OUTSIDE

Side double width drive for 4 cars, double garage with 2 up and over doors. Side gated access to the enclosed landscaped rear garden with lawn, raised, sleeper enclosed beds, seating areas and a timber cabin with water and power.



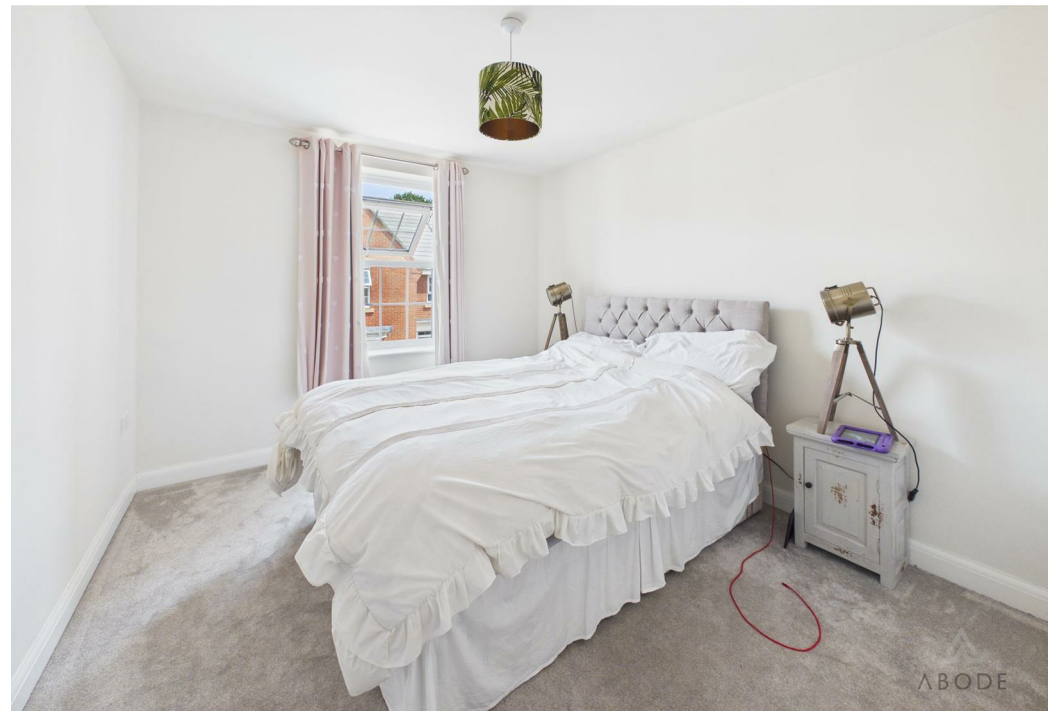


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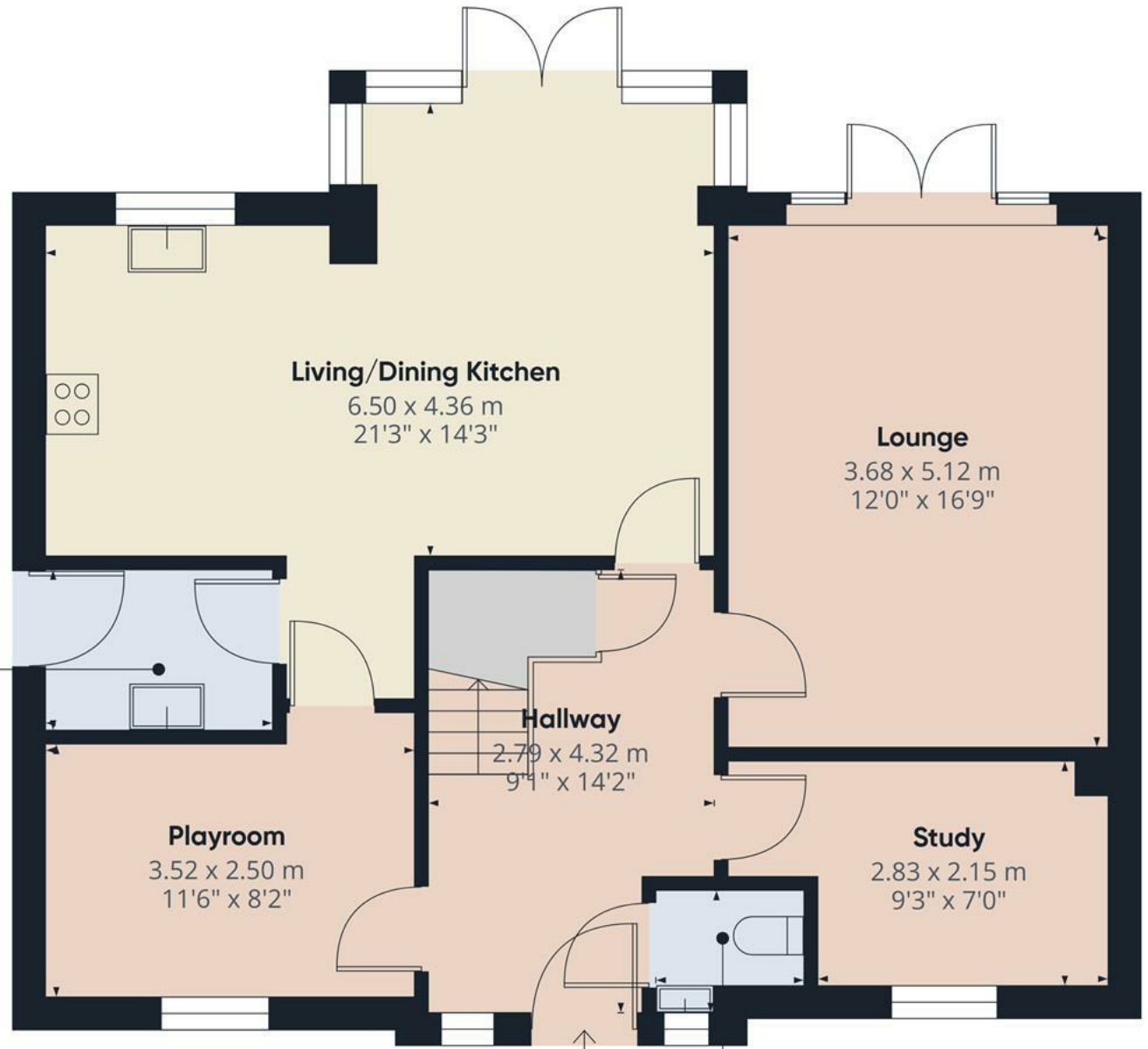
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Approximate total area⁽¹⁾
78.3 m²
843 ft²

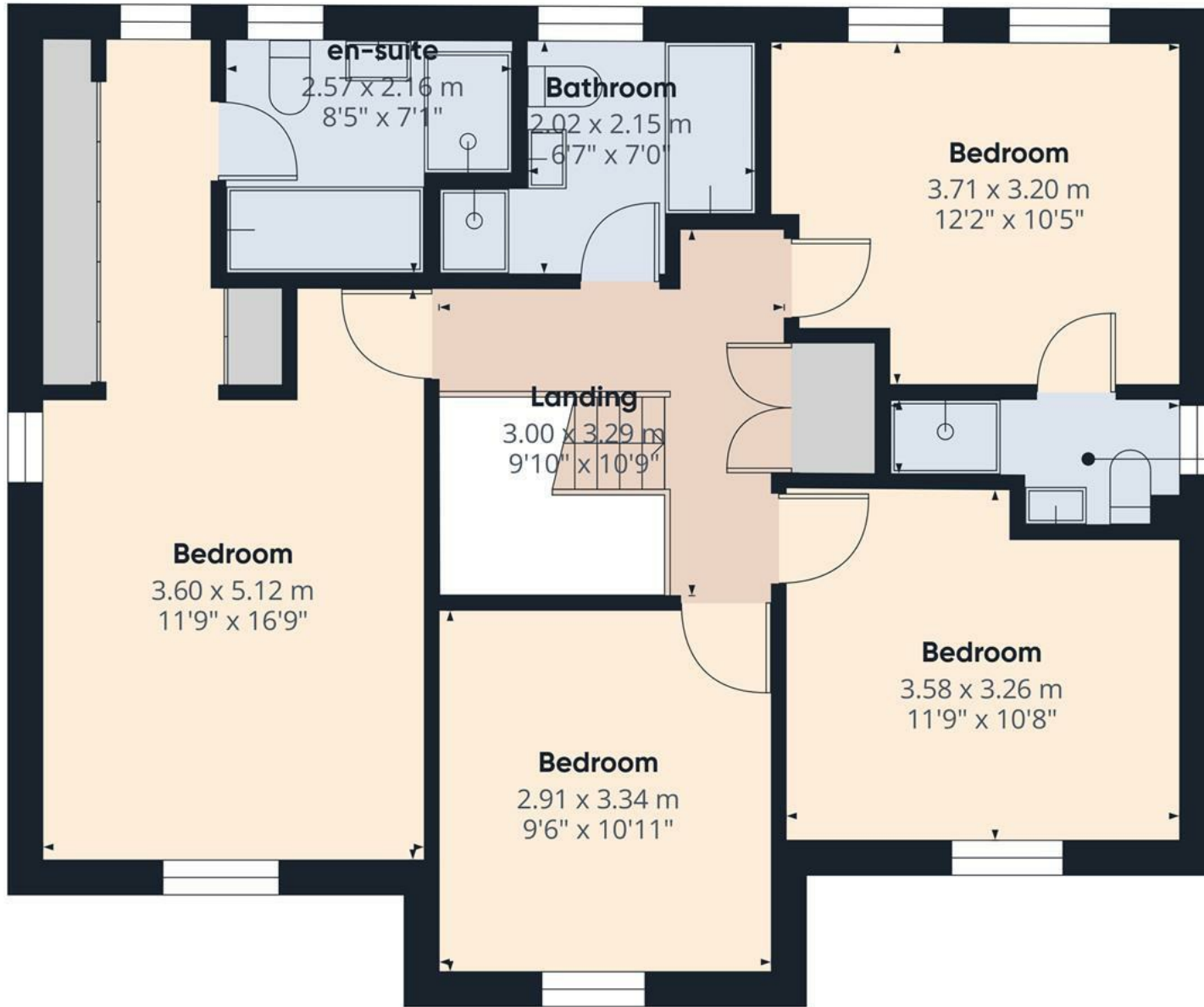
(1) Excluding balconies and terraces

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

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Floor 0



Approximate total area⁽¹⁾
72.6 m²
781 ft²

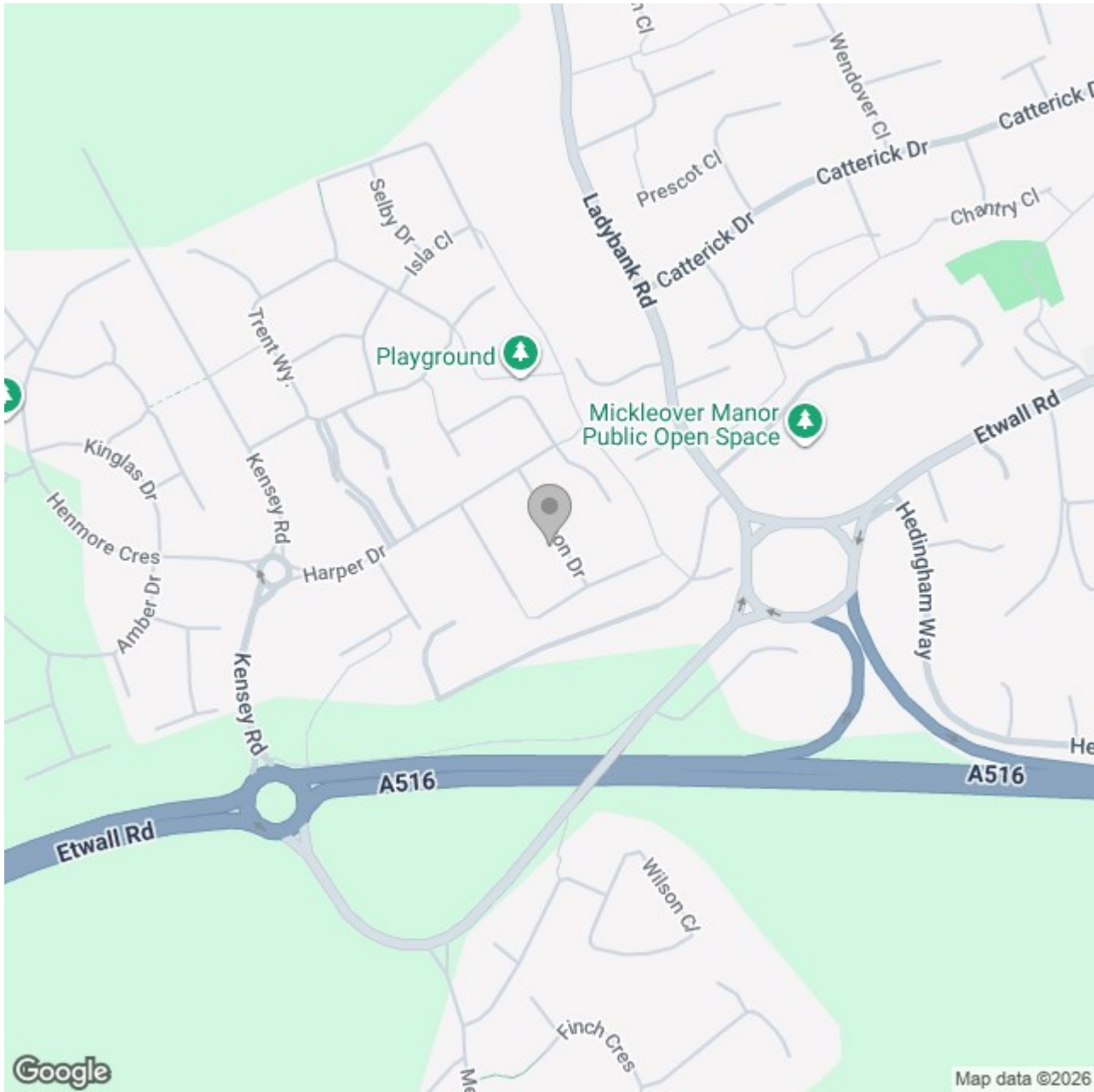
(1) Excluding balconies and terraces

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Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	