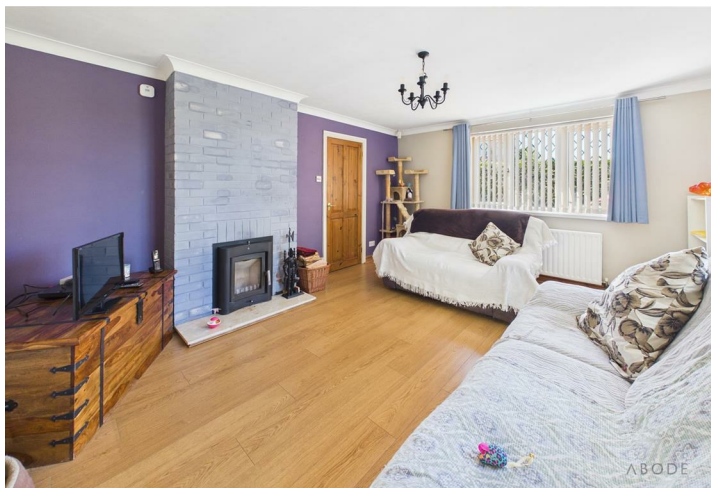






**** DECEPTIVE DETACHED PROPERTY
**** FOUR BEDROOMS, EN SUITE & BATHROOM **** This is an impressive detached family home with ample parking to the front and a single garage. In brief the property offers a porch and entrance hall, lounge with feature log burner, fitted dining kitchen with dining area and open to the conservatory. Utility room, guest cloakroom and a personal door into the garage. The first floor offers 4 good size bedrooms, ensuite shower room and a family bathroom. Ample parking to the front, single garage and an enclosed rear garden. The property is offered for sale with no upward chain.



PORCH

Upvc double glazed entrance door into the porch with a door into the hall.

HALL

Stairs to the first floor, radiator and under stairs storage cupboard.

LOUNGE

Feature log burner, two radiators, two upvc double glazed windows, and double doors to -

DINING AREA

Upvc double glazed window to the side, open through to the kitchen and conservatory.

CONSERVATORY

Upvc double glazed windows and doors onto the garden.

KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven, gas hob and an extractor, integrated fridge, freezer and dishwasher. Upvc double glazed window and radiator, door to the hall and utility room.

UTILITY ROOM

Plumbing and space for washing machine, additional appliance space, work surface, upvc double glazed window and door onto the garden, door to the cloakroom and garage.

CLOAKROOM

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



FIRST FLOOR LANDING

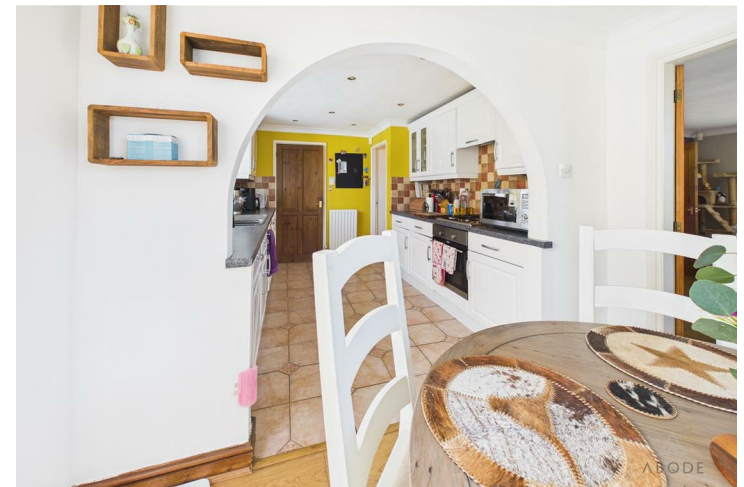
Loft access with pull down ladder, doors to -

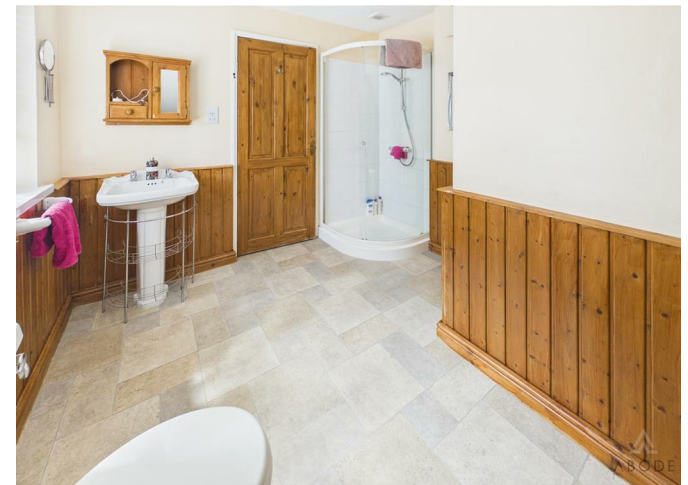
BEDROOM I

Fitted wardrobes, radiator and upvc double glazed window.

EN SUITE

Enclosed corner shower, low flush wc, wash hand basin, radiator and upvc double glazed window.







BEDROOM 2

Upvc double glazed window and radiator.

BEDROOM 3

Upvc double glazed window and radiator.

BEDROOM 4

Upvc double glazed window and radiator.

BATHROOM

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

OUTSIDE

Block paved drive providing ample parking to the front, up and over door into a single garage with power and lights and a personal door in to the utility room. Enclosed rear garden with a lawn, paved patio, flowering bed, side gated access one side and a useful storage space the other side.

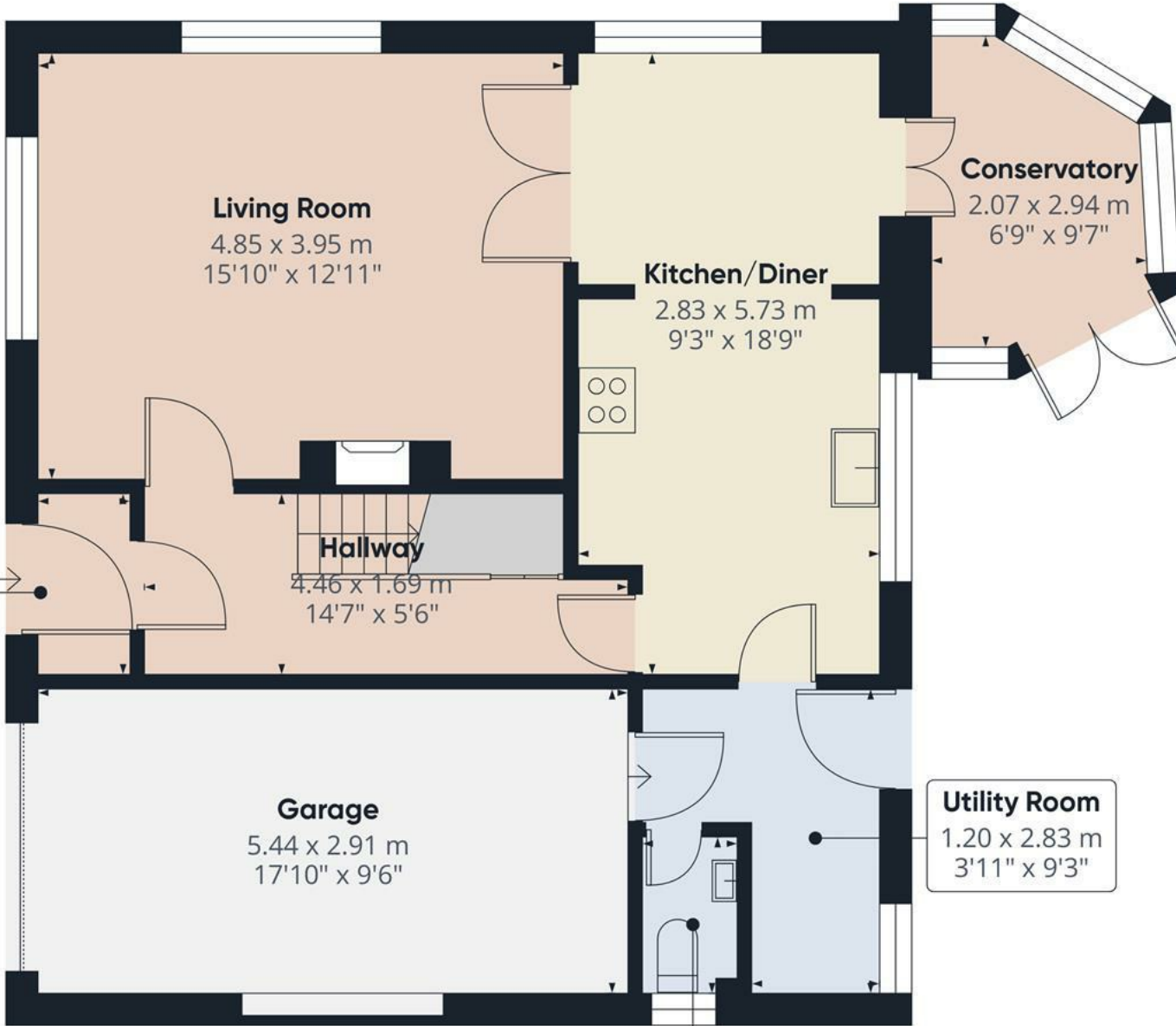








Porch
0.90 x 1.71 m
2'11" x 5'7"



Living Room
4.85 x 3.95 m
15'10" x 12'11"

Kitchen/Diner
2.83 x 5.73 m
9'3" x 18'9"

Conservatory
2.07 x 2.94 m
6'9" x 9'7"

Hallway
4.46 x 1.69 m
14'7" x 5'6"

Garage
5.44 x 2.91 m
17'10" x 9'6"

Utility Room
1.20 x 2.83 m
3'11" x 9'3"

WC
0.95 x 1.46 m
3'1" x 4'9"

Approximate total area⁽¹⁾
70.9 m²
763 ft²

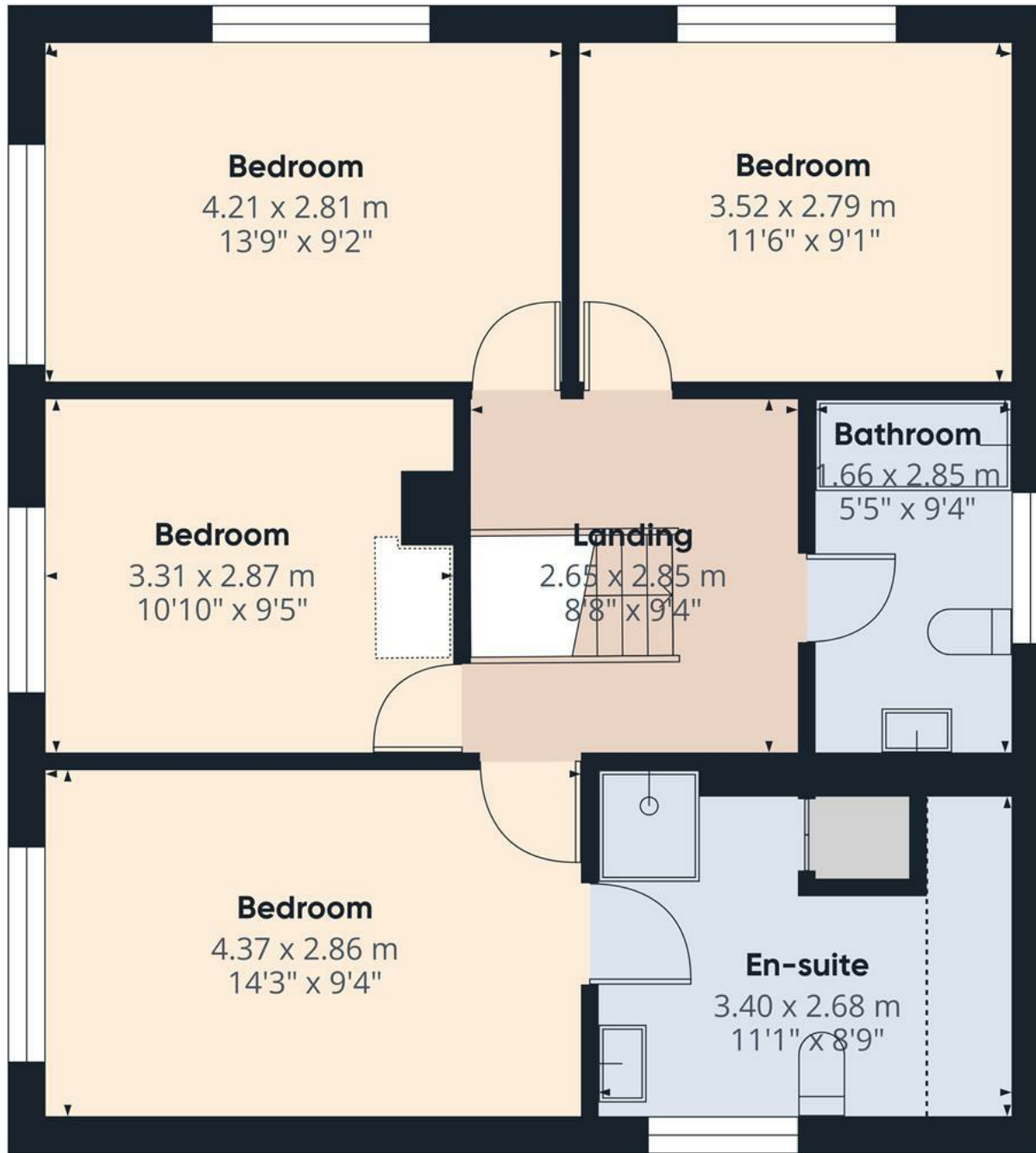
(1) Excluding balconies and terraces

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



Floor 1

Approximate total area⁽¹⁾

63.8 m²
688 ft²

Reduced headroom

1.7 m²
18 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.

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