





A beautifully appointed four bedroom detached home, situated on a large corner plot, having the benefit of an extensive driveway, open plan kitchen diner, en-suite to the master bedroom and a garage with power and lighting. Viewing is highly recommended strictly via appointment only.



## Accommodation

### Entrance hall

With central heating radiator, storage cupboard, stairs rising to the first floor and doors leading off to:

### Living Room

With central heating radiator and a double glazed window to the front elevation.

### WC/Cloaks

With a low level WC, wash hand basin with mixer tap and tiled splash backs, central heating radiator, tiled flooring and a double glazed window to the side elevation.

### Kitchen Diner

With a selection of matching wall and base units, having a roll edge preparation work surface, one and a half bowl sink with mixer tap and drainer, double electric oven, with four ring gas hob and extractor over, integrated fridge freezer and dishwasher, central heating radiator, recessed spotlighting, double glazed window to the rear elevation and double glazed french doors leading out onto the garden.

### First Floor Landing

With loft hatch and doors leading off to:

### Master Bedroom

With a selection of built in wardrobes, double glazed window to the front elevation, central heating radiator and a door leading to the en-suite shower room.



### En-suite Shower Room

With a three piece suite comprising: low level WC, wash hand basin with mixer tap, double shower cubicle with glass sliding door and shower over, tiled flooring and partially tiled walls, central heating radiator and a double glazed window to the front elevation.

### Bedroom Two

With two central heating radiators, loft hatch and double glazed windows to the front and rear elevation.







#### Bedroom Three

With central heating radiator and a double glazed window to the rear elevation. Please note this room is currently open plan into bedroom four.

#### Bedroom Four

With central heating radiator and a double glazed window to the rear elevation. Please note this room is currently open plan into bedroom Three.

#### Family Bathroom

With a four piece suite comprising: low level WC, wash hand basin with mixer tap, bath with mixer tap over, shower cubicle with glass sliding door and tiled cubicle, central heating radiator and a double glazed window to the side elevation.

#### Outside

The outside of the property to the front elevation offers a large driveway providing ample parking facility, with a laid to lawn garden adjacent and leading to the garage. The rear elevation offers a generously sized laid to lawn garden with patio area ideal for seating, with a further seating area at the bottom, which has an established Bar with power and lighting. To the side of the property is further garden ideal for storage.

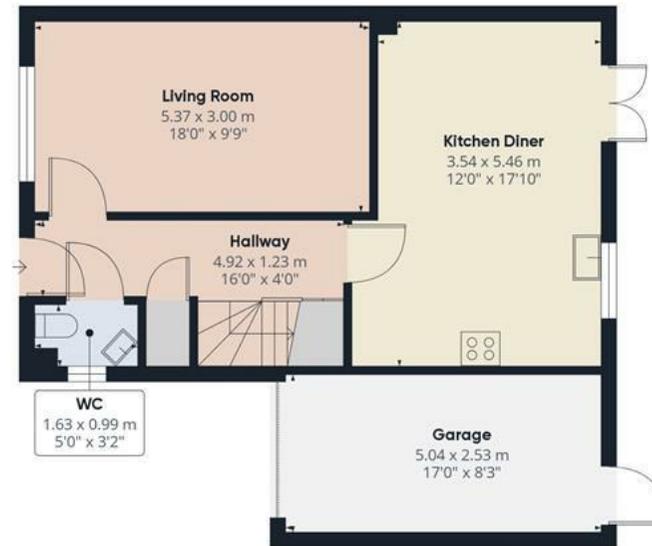












Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

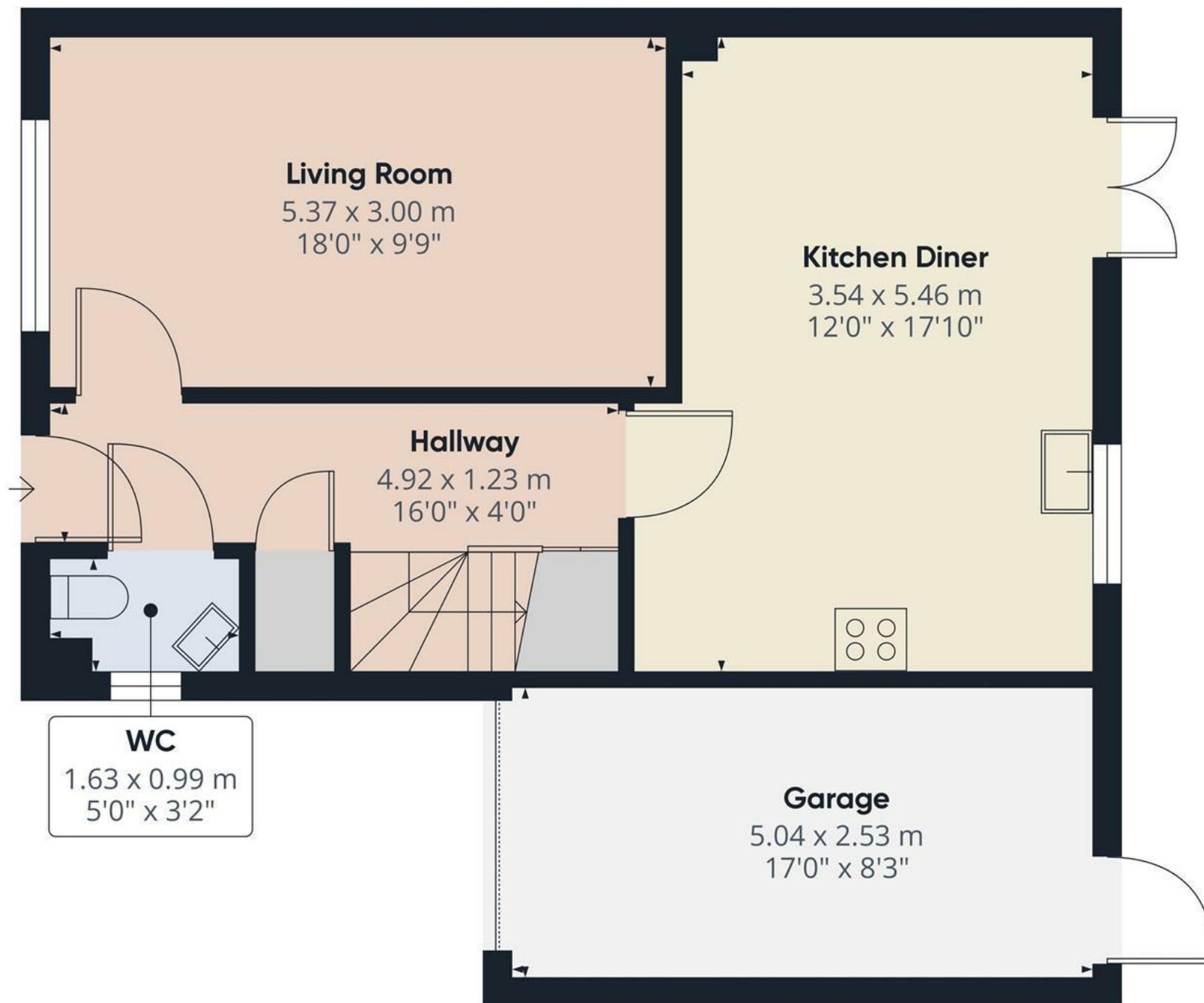
118.75 m<sup>2</sup>

1278.21 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area<sup>(1)</sup>

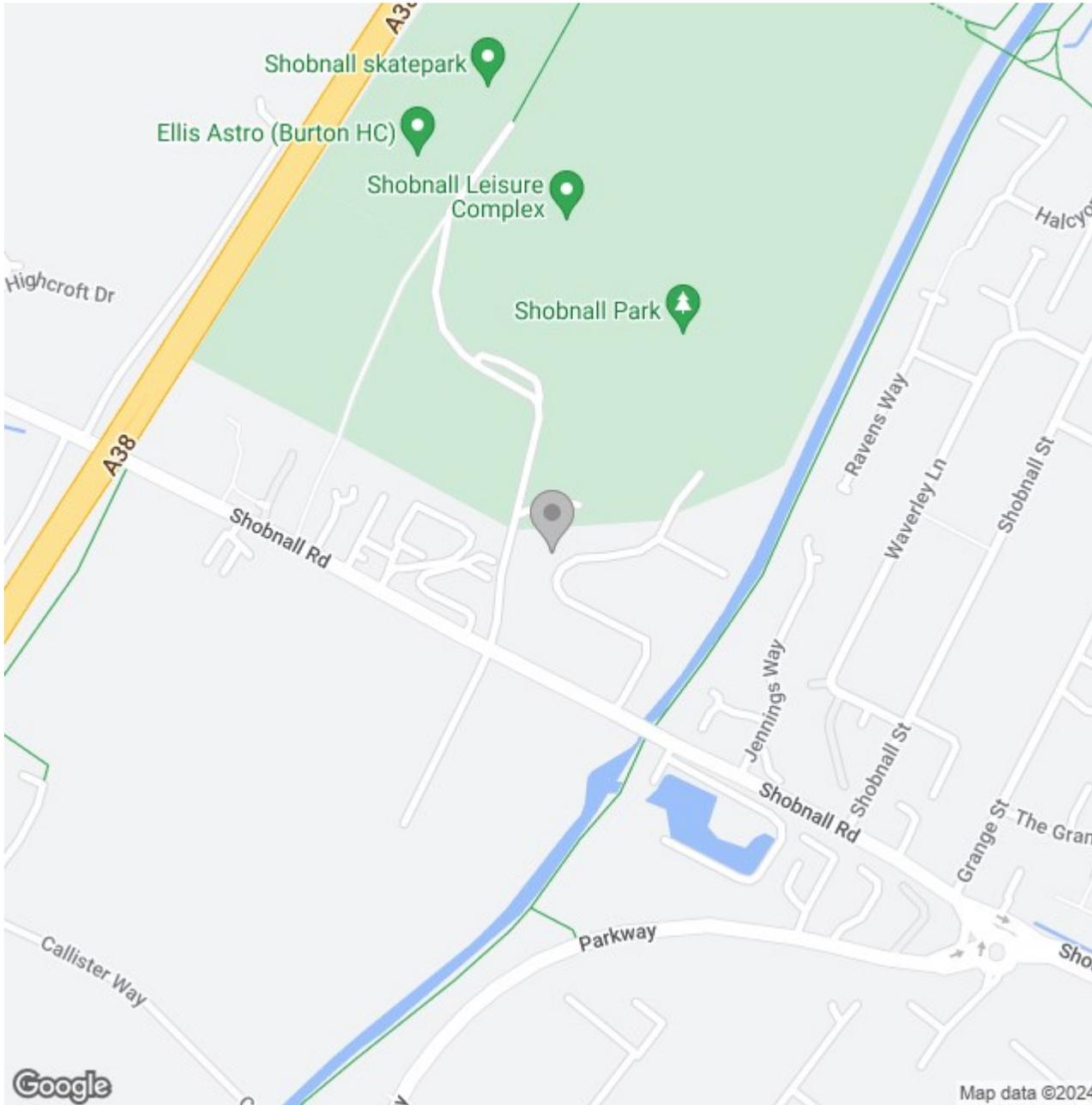
61.2 m<sup>2</sup>  
658.75 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 0



## Energy Efficiency Rating

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