



 4
Bedrooms

 1
Bathroom



Aroha Properties are extremely excited to market this beautifully presented, four bedroom detached family home in the sought after village of Bream.

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Entrance

Wood effect UPVC double glazed window and obscured half glazed door with inset side panel and letterbox. Solid wood flooring throughout, radiator and wooden banister with open understairs space. Power points and internet point with doors leading through to lounge, kitchen, and utility.

Lounge - 4.09m x 3.84m

Wood effect UPVC double glazed window to front aspect. Carpeted with double radiator. Modern media wall with space for TV, satelight box, and electric fireplace. Feature shelving and powerpoints.

Kitchen / Diner - 5.78m x 4.08m

Wood effect UPVC double glazed window and patio doors to rear giving access to the garden. Tiled grey flooring throughout and double radiator. This exceptional open plan space is ideal for families and entertaining. Excellent range of base and eye level fitted high gloss, grey units and drawers with worksurfaces along with a built in fridge/freezer and metro tiled splashbacks. Modern acrylic sink and drainer with 1 1/2 bowl stainless steel inset and mixer tap. Integrated Zanussi dishwasher and space for fridge / freezer. Rangemaster gas oven and hob. Feature spot lighting and space for dining table.

Utility - 3.19m x 3.08m

Wood effect UPVC double glazed window and half glazed door to rear garden. Tiled flooring with single radiator. Range of fitted base and eye level gloss units with worksurfaces and space for washing machine and tumble dryer. Single stainless steel sink and drainer with mixer tap over. Doors Leading to W.C and integral garage.

W.C

Tiled Flooring with tiled edging. Chrome effect heated towel rail and white suite comprising of push button W.C and single basin with mixer tap and vanity unit under.

Intergal Garage - 5.08m x 3.19m

Concrete flooring and strip lighting, Worcester boiler and hot water cylinder. Power outlets and up and over garage door to to front elevation.

First Floor

Landing

UPVC wood effect double glazed window to front elevation. Carpeted with double radiator, doors leading to Bedrooms and bathroom. Wooden open stairwell leading to masterbedroom / second floor.

Bedroom Two - 6.51m x 2.93m

Large double bedroom with UPVC wood effect double glazed windows to front and rear elevation, carpeted with double radiator and powerpoints.

Bedroom Three - 4.08m x 3.59m

Large double bedroom with UPVC wood effect double glazed window to rear aspect and radiator under. Fitted carpet and a number of double powerpoints.

Bedroom Four - 3.84m x 3.37m

Double bedroom with UPVC wood effect double glazed window to front aspect. Carpeted with powerpoints.

Family Bathroom

Wood effect UPVC obscured window to rear elevation. Three piece white suite comprising of ceramic sink with mixer tap and vanity unit with drawers. Push button W.C, panel bath with mixer taps and wooden side panel. Chrome effect towel rail and radiator. Tile effect vinyl flooring. Built-in single mains shower tiled on three sides with matching tiled splash backs over bath and sink.

Second Floor

Master bedroom - 4.09m x 4.02m

Spacious and modern master bedroom with four Velux windows and Inset spotlighting. Carpeted flooring with access to eave storage. Double radiator, power points and TV point. Door to en-suite.

En-Suite -2.42m x 1.73m

Velux window with fitted privacy blind. White suite comprising of low level push button W.C, fitted sink with mixer tap and vanity unit under. Step in single corner

shower, tiled splash backs with vinyl tile effect flooring, and chrome effect heated towel rail

Outside

To the Front of the property

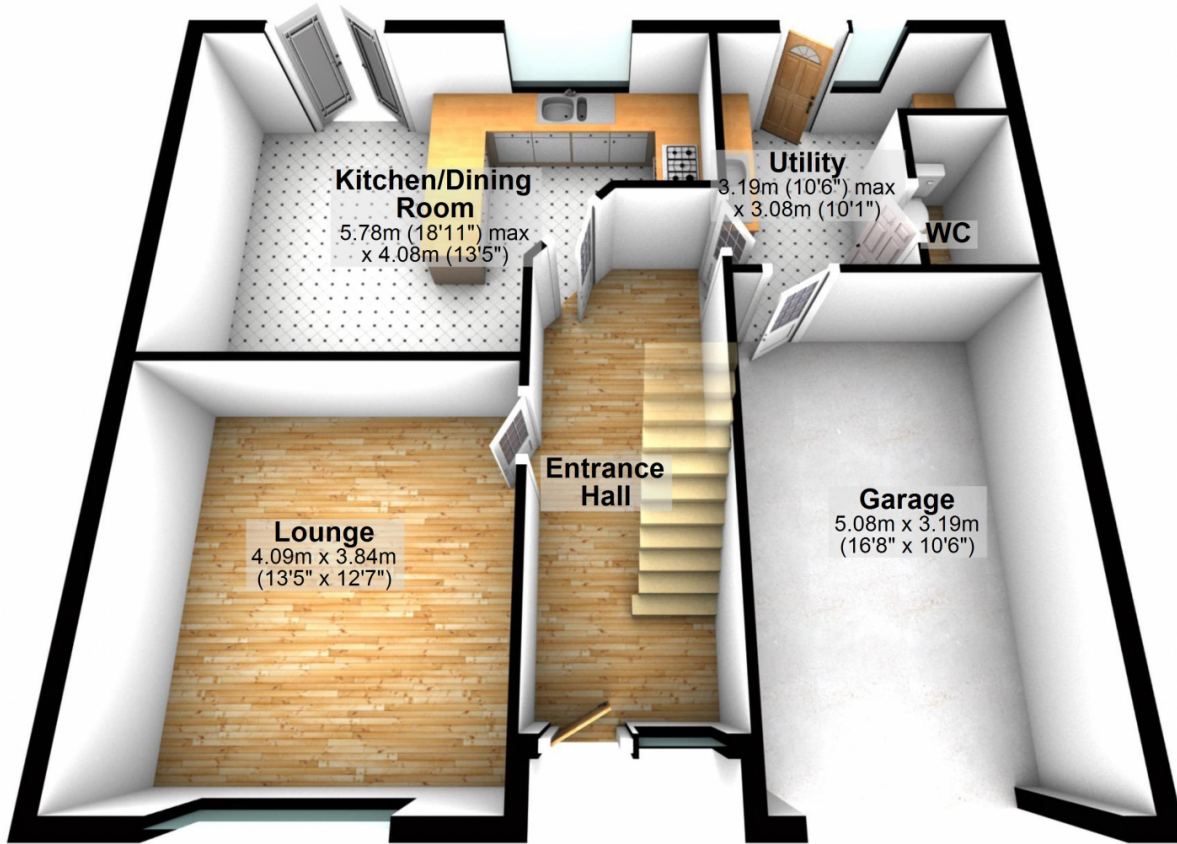
The spacious paved driveway provides ample parking and gives access to the garage. Enclosed to the sides with walled and fenced boundaries and gated paved side access. Area laid to lawn with raised borders and mature trees and shrubs.

To the Rear of the property

Kitchen Patio doors and utility room door lead onto the sizeable rear garden that is mainly laid to lawn with rasied flagstone patio. Gated side entrance allows for side access with red brick wall continuing down the left hand side boundry and fenced boundries to the rear and right hand side.

Ground Floor

Approx. 74.7 sq. metres (804.5 sq. feet)



Total area: approx. 166.1 sq. metres (1787.7 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

