



# Full Description

Occupying a quiet cul-de-sac position with pleasant views over woodland and green space to the front elevation is this well-presented 4/5-bedroom detached family home. Ideally situated within easy reach of local schools, amenities, and bus routes, and just a short drive from Junction 27 of the M62 motorway network, making it ideal for commuters.

The spacious and versatile accommodation briefly comprises: Entrance hall, doaks/W.C., lounge, sitting room, kitchen, ground floor bedroom/dining room, four first floor bedrooms, en-suite shower room and a family bathroom. Externally there is a driveway to the front which provides private parking alongside an open plan lawned garden. To the rear there is an endosed lawned garden with a paved patio area and two garden sheds.

### ENTRANCE HALL

An external door leads into the entrance hall which has laminate flooring and doors leading to the doaks/W.C., ground floor bedroom/dining room, sitting room and kitchen. A staircase leads to the first floor landing.

### CLOAKS/W.C

Fitted with a two piece white suite.

### GROUND FLOOR BEDROOM/DINING ROOM

10' 10" x 8' 4" (3.3m x 2.54m)

This double room is currently being used a dining room.

### SITTING ROOM

17' 5" x 7' 9" (5.31m x 2.36m)

Useful second reception room with French doors leading into the lounge.

### LOUNGE

15' 4" x 11' 3" (4.67m x 3.43m)

Featuring a bay window and a fireplace with a living flame gas fire. French doors lead into the kitchen.

### KITCHEN

12' 7" x 9' 4" (3.84m x 2.84m)

Fitted with a range of wall and base units with complementary work surfaces, splash-back tiling, and an inset 1.5 bowl sink with mixer tap and drainer. There is a built-in electric oven with a gas hob and extractor hood over, an integrated fridge/freezer, and plumbing for a washing machine. Finished with vinyl flooring, and a door providing access to the rear garden.

### FIRST FLOOR LANDING

Doors lead to four good sized bedrooms and the family bathroom. Loft access point and a built-in storage cupboard.

### BEDROOM ONE

12' 2" x 12' 0" (3.71m x 3.66m)

Double room with built-in wardrobes which provide plentiful storage. A door leads to the en-suite shower room.

### EN-SUITE SHOWER ROOM

7' 3" x 4' 8" (2.21m x 1.42m)

Fitted with a three piece suite which comprises of a shower cubide, wash basin and a W.C. Complementary part tiled walls and laminate flooring.

### BEDROOM TWO

10' 4" x 9' 1" (3.15m x 2.77m)

Double room.



### BEDROOM THREE

10' 2" x 8' 0" (3.1m x 2.44m)

Double room.

### BEDROOM FOUR

8' 6" x 6' 2" (2.59m x 1.88m)

Good sized single room with laminate flooring.

### FAMILY BATHROOM

7' 1" x 4' 8" (2.16m x 1.42m)

Fitted with a three piece white suite which comprises of a bath, W.C. and a wash basin. Complementary part tiled walls and vinyl flooring.

### EXTERIOR

To the front of the property there is a driveway providing private off-road parking, alongside an open-plan lawned garden. To the rear, there is an endosed lawned garden featuring a paved patio area and two garden sheds. Further features include a selection of fruit trees-apple, pear, and cherry-and an outside tap.

### ADDITIONAL INFORMATION

Tenure - Freehold

Council tax band - D

