

## SUMMARY

**Superbly presented  
Detached House**

**Four Bedrooms**

**West facing rear garden**

**Conservatory**

**Spacious living/dining room**

**Modern fitted kitchen and  
bathroom/w,c**

**Ground floor Cloakroom/wc**

**Internal Viewing is essential**

**Council Tax Band - E**



## Location & Description

Robert Luff & Co are delighted to offer this superbly presented detached house situated on the sought after Fleetwing. The property has been extended downstairs, so off the spacious living/dining room is a brick conservatory with atrium, also there is a fitted kitchen, good size utility room that forms part of the garage space and cloakroom/w.c . On the first floor there are four bedrooms, superbly fitted bathroom/w.c. Outside and to the front there is ample parking, front store area formerly the garage and a West facing rear garden. To the side of the property is an enclosed front to back storage area. Internal viewing is essential to be appreciated.





## ACCOMMODATION

### Entrance Porch

Obscured double glazed front door, glazed panelled door to:

### Entrance Hall

Tiled and carpet flooring, radiator, smooth and coved ceiling, panelled door to understairs storage.

### Cloakroom/W.C

Accessed via panelled door into Cloakroom, low-level W.C, wall mounted hand basin with mixer tap, obscured double glazed window, tiled floor, chrome heated towel rail, coved and smooth ceiling with spotlights.

### Kitchen 10' 3" x 7' 6" (3.12m x 2.29m)

Measurements to include built in units. Matching range of floor and base units with solid wooden work top surfaces, sink unit with instant hot water mixer tap, part tiled walls and tiled floor, space for cooker with extractor, wall mounted timer control unit for central heating and hot water, coved and smooth ceiling, plumbing and space for dishwasher, double glazed window to front aspect and obscured double glazed window to side, boiler concealed in a unit.

### Utility Room 7' 5" x 6' 4" (2.27m x 1.94m)

Off of the Entrance Hall and formerly part of the garage. Measurements to include built in sink unit with mixer tap and instant hot water, tall storage cupboards with plumbing and space for washing machine and vented tumble dryer, fridge/freezer space and further built in fridge/freezer, radiator, smooth ceiling.

### Living/Dining Room 19' 3" x 12' 5" (5.87m x 3.78m)

Approached via double panelled doors with patterned glazed inserts, built in cupboard and shelves, two radiators, double glazed doors and windows, coved and smooth ceiling, TV point, glazed door to:

### Conservatory 11' 0" x 9' 2" (3.36m x 2.79m)

Being a brick and glazed construction with double glazed windows and double glazed double doors onto and overlooking the garden, wood laminate flooring, radiator, TV point, door to side, smooth ceiling with spotlights and double glazed central atrium.

### Landing

Double glazed window, access to loft space, airing cupboard with hot water tank and slatted shelving.

### Bedroom One 12' 0" x 10' 5" (3.65m x 3.18m)

Double glazed window, radiator, coved and smooth ceiling with spotlights.

### Bedroom Two 13' 0" x 8' 7" (3.97m x 2.61m)

Double glazed window, radiator, smooth and coved ceiling and spotlights.

### Bedroom Three 13' 3" x 8' 6" (4.04m x 2.60m)

Double glazed window, radiator, coved and smooth ceiling.

### Bedroom Four 10' 6" x 6' 10" (3.19m x 2.09m)

Double glazed window, radiator, coved and smooth ceiling.







### **Bathroom/W.C**

Refitted with shaped bath with glass screen, large drench head shower and side mixer, floating sink unit with mixer taps, low-level W.C, chrome towel rail, obscured double glazed window, recessed mirror with spotlights, tiled walls, built in cupboards, smooth ceiling and spotlights.

### **Front Garden**

Mainly laid to shingle for driveway which provides off road parking for a number of vehicles.

### **Enclosed storage**

Formerly part of the garage. 2.78m x 2.27m narrowing in one corner, accessed via up and over door.

### **West Rear Garden**

Laid to lawn with two paved patio's, raised flower and shrub borders, outside lighting and side access.

### **Side covered store**

10.73m x 1.39m and accessed at front of house by double doors and rear through to Conservatory.

### **Agents Note**

In accordance with the 1979 estate Agents Act, the owner of the property is related to an employee of Robert Luff & Co.

