





O.I.E.O £585,000

A modern property that, whilst comparatively recent in its construction, has been improved and should be viewed to fully appreciate the well planned bright accommodation and its fine qualities. The reception hall has double opening doors leading to a double aspect living room. The wonderful kitchen/family room runs the full width of the home and has direct access to the terrace and garden. The ground floor also has a study/bedroom 4 and a cloakroom. The first floor landing gives access to three good sized bedrooms and a very well fitted family bathroom. The master bedroom has an ensuite shower room. To the outside, a detached double garage with substantial private drive is found at the front, with the rear garden being very well landscaped to compliment this fine home.



Pillared Entrance Canopy

Front door with double glazed side screens, leading to:

Reception Hall

Amtico wood effect floor covering, two radiators, turning staircase to first floor with ornate wooden balustrade.

Cloakroom

Amtico floor covering, white suite comprising: concealed cistern w.c., pedestal wash hand basin with tiled splash back, radiator.

Living Room

(Approached by double opening doors from the hall)

Having a double aspect with double glazed windows and fitted café style shutters, radiator, coved ceiling.

Study

Double aspect to front and side, double glazed windows with fitted café style shutters, radiator, coved ceiling, understairs eaves storage cupboard.

Kitchen/Family Room

(Approached by double opening doors from the hall)

Magnificent room, running the full width of the property, with a triple aspect and an outlook over the rear garden. The kitchen area is extremely well fitted with hand painted units and stainless steel door furniture with contrasting granite work surfaces, comprising: work surface with inset one and a half bowl stainless steel sink unit with base cupboards and drawers under, space for dishwasher, further matching work surfaces with base cupboards and drawers beneath, space for washing machine, space for a Range cooker with extractor hood over, range of matching eye-level cupboards, space for large

fridge/freezer, Amtico floor covering, radiator, concealed oil fired boiler, double glazed windows, one with fitted shutters, part double glazed door leading to rear garden, open plan leading through to the:-

Family/Dining Area

Exposed brick fire surround with oak mantel and matching exposed brick hearth and inset wood burner, double glazed double opening doors with windows to either side leading to terrace and garden, further double glazed window, Amtico floor covering, coved ceiling, radiator.

First Floor Landing

Double glazed window over stairwell, access to roof space, radiator.

Master Bedroom

A very good-sized room that takes a king size bed with ease. Aspect to rear with outlook over garden, recessed double wardrobe with one further deep recessed wardrobe to side and airing cupboard housing pressurised hot water system, radiator, double glazed window, full length deep display shelf with storage cupboards under, door to:

En-suite Shower

White suite comprising: shower cubicle with mixer shower, pedestal wash hand basin with mixer tap, concealed cistern w.c., part tiled walls, Amtico floor covering, extractor fan, chrome heated towel rail, shaver point.

Bedroom Two

Aspect to the front, fitted double wardrobe, radiator, double glazed window.

Bedroom Three

Aspect to the front, radiator, double glazed window, fitted double wardrobe.

Family Bathroom

White suite comprising: panelled bath with mixer tap and hand held shower attachment, pedestal wash hand basin with mixer tap, w.c., part tiled shower cubicle with mixer shower, chrome heated towel rail, Amtico floor covering, double glazed window.

Outside

The front boundary is marked by an electrically operated five bar gate which leads to a substantial private driveway and also provides parking for numerous vehicles. This in turn leads to a:

Detached Double Garage

Of predominantly timber constructions beneath a pitched and tiled roof with twin opening garage doors to the front, power and light.

Front Garden

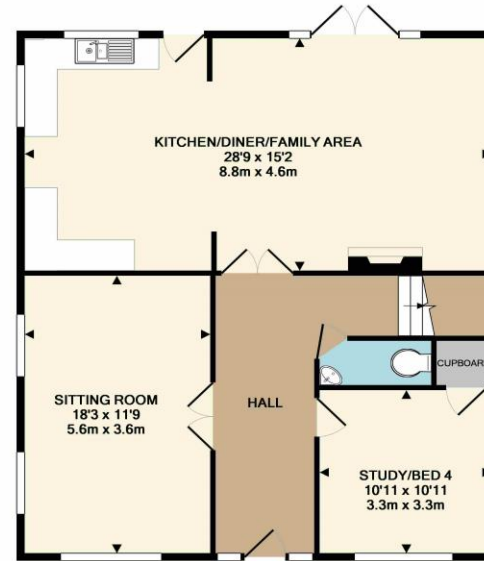
There is a well stocked flower bed to the front boundary with a wide terrace leading towards the front of the property, an area of lawn to the side with flower and shrub borders, side access leading to: -

Rear Garden

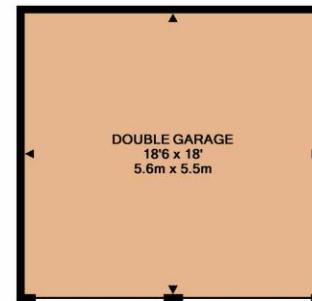
Immediately adjacent to the property is a full width terrace with pergola to one end, this leads to the remainder of the garden which is almost entirely laid to lawn with well stocked flower and shrub borders. Timber home office with power and light is sited to the rear of the garden. Concealed timber garden store along the side of the property.



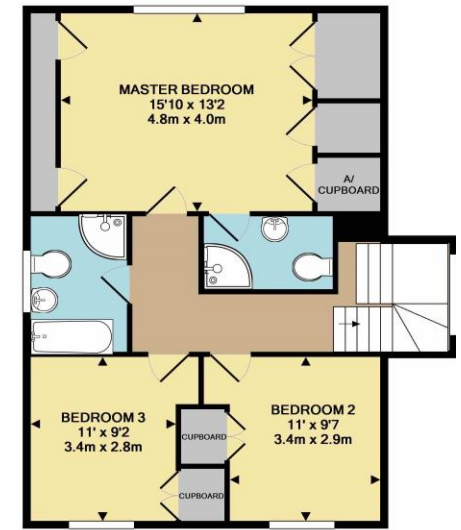
EPC RATING= C.



GROUND FLOOR
APPROX. FLOOR
AREA 959 SQ.FT.
(89.1 SQ.M.)



DOUBLE GARAGE
APPROX. FLOOR
AREA 340 SQ.FT.
(31.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 739 SQ.FT.
(68.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2038 SQ.FT. (189.3 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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