





**** FOUR BEDROOM DETACHED ****
HOME OFFICE/HOBBY ROOM ** OPEN
PLAN KITCHEN DINER **

Set within a sought after cul de sac location stands this much improved detached family home. In brief the gas centrally heated and double glazed accommodation comprises entrance hall, lounge, play room/2nd living room, open plan refitted kitchen diner with appliances, utility room and cloakroom. To the first floor there are four bedrooms with the master having refitted ensuite and wardrobes and family bathroom. Outside the home has ample off road parking and an enclosed rear garden with an substantial out building which could be used for a work from home space/gym or hobby room with power and lighting. Viewings are strictly by appointment only.



 **ABODE**
SALES & LETTINGS

THE ACCOMMODATION

UPVC double glazed front entrance door leading to entrance hall with useful understairs storage cupboard, moulded coving to ceiling, UPVC double glazed opaque glass window to the front, laminate wood effect flooring and radiator with traditional style housing, balustrade staircase leading to first floor.

PLAY ROOM / 2ND LIVING ROOM

UPVC double glazed window to front, double central heating radiator and cupboard housing fuse board, traditional oak door with contemporary chrome fitting.

LIVING ROOM

UPVC double glazed bay window to front, central heating radiator in traditional style housing, moulded coving to ceiling, telephone and tv point, additional double radiator, wooden effect laminate flooring open plan into

DINING KITCHEN

UPVC double glazed window to rear and UPVC double glazed French doors to the rear garden, moulded coving to the ceiling, contemporary style floor to ceiling radiator. Fully fitted and modernised kitchen comprising of high gloss handleless wall and base units in slate grey with granite worktop extending to a breakfast bar with fitted sink and drainer in stainless steel with industrial style mixer tap and granite drainer. Integrated appliances comprising of double oven with additional oven/combination microwave, tall fridge inset with separate freezer beneath, four ring Induction hob with integrated extraction fan, integrated dishwasher and three shelf wine fridge with lighting, laminate flooring extending from kitchen into dining area, traditional oak door with contemporary chrome fitting.



UTILITY

UPVC double glazed window to side and door to rear with matching wall and base units in a high gloss handleless finish in slate grey with granite worktop and brick effect high gloss tiling, plumbing for washing machine, laminate flooring, traditional oak door with contemporary chrome fittings leading to guest cloakroom.







GUEST CLOAKROOM

UPVC opaque glass to side, half tiled to walls in high gloss brick effect grey tiling, continental low level flush WC, corner wash hand basin with mixer tap, chrome effect towel rail and laminate flooring, traditional oak door with contemporary chrome fitting.

FIRST FLOOR LANDING

With access to the loft.

MASTER BEDROOM

UPVC double glazed window to front, double fitted sliding door wardrobe with shelving and hanging space, central heating radiator, traditional oak door with contemporary chrome fittings, TV point and airing cupboard.

REFITTED ENSUITE SHOWER ROOM

With opaque glass upvc double glazed window to front, extraction fan, half tiled walls in brick effect high gloss grey tile, contemporary style floating wash hand basin with cupboard beneath, mixer tap, continental low level WC, double shower cubicle with screen and contemporary fittings, chrome effect heated towel rail

BEDROOM TWO

UPVC double glazed window to rear, central heating radiator, traditional oak door with contemporary chrome fitting.

BEDROOM THREE

UPVC double glazed window to rear, central heating radiator, traditional oak door with contemporary chrome fitting.

BEDROOM FOUR

UPVC double glazed window to rear, central heating radiator, traditional oak door with contemporary chrome fitting.

FAMILY BATHROOM

UPVC opaque glass window to side, fully tiled from floor to ceiling with three-piece suite comprising of teardrop bath, vanity wash hand basin, continental low level flush WC, electric shaver point and double chrome effect heated towel rail, traditional oak door with contemporary chrome fitting.

OUTSIDE

The property is situated upon a corner plot and to the front has a block paved double width driveway and low maintenance gravelled area with mature shrubs and borders.

The rear garden is enclosed by a part walled and fenced boundary with paved patio area, raised deck with gazebo, lawn, and children's play area.

In addition to this there is a substantial outbuilding which could be used for a work from home space/gym or hobby room with power, lighting, windows, and French doors.





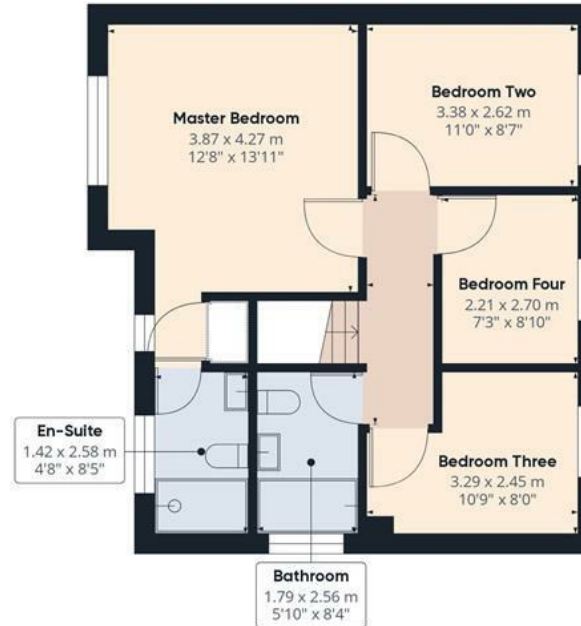








Floor 0 Building 1



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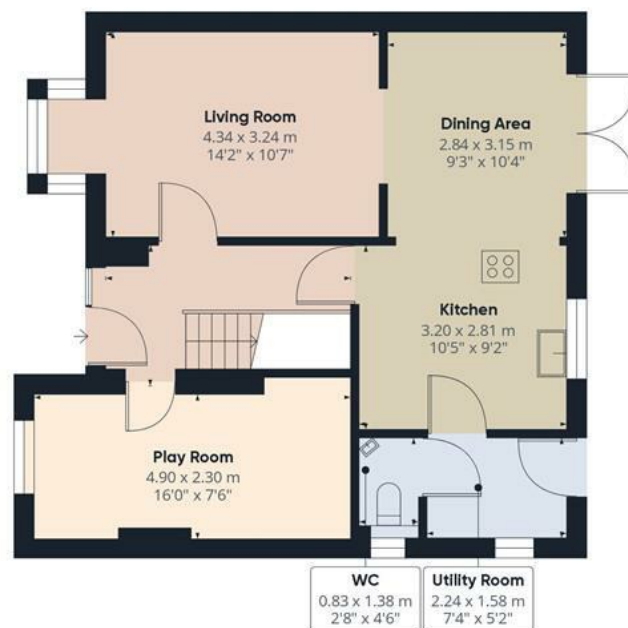
Floor 0 Building 2

Approximate total area¹⁰
127.23 m²
1369.52 ft²

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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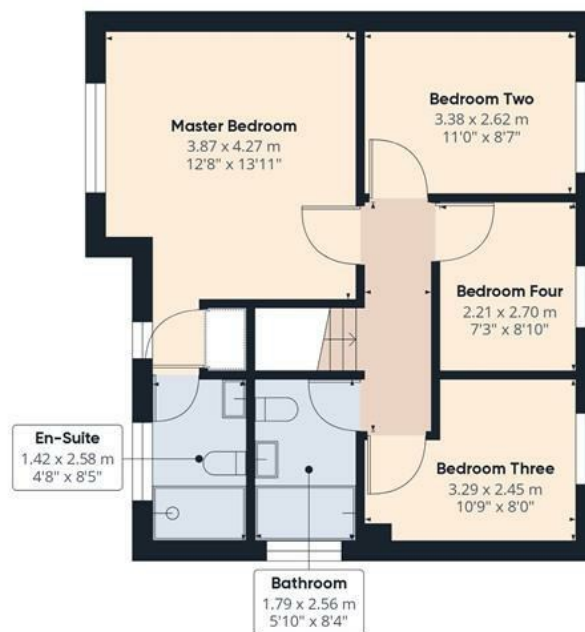


Floor 0 Building 1

Approximate total area⁰

110.05 m²

1184.56 ft²

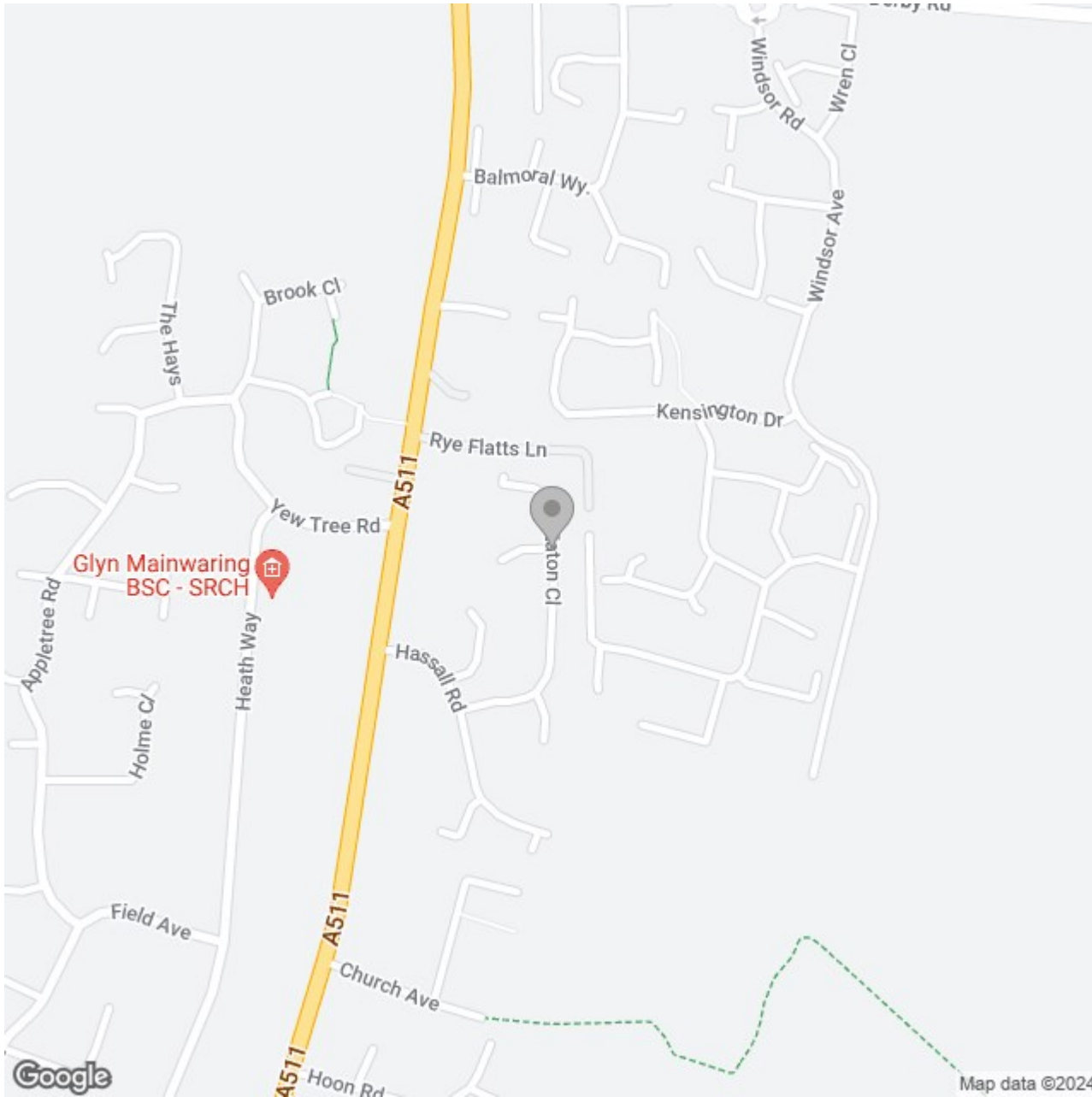


Floor 1 Building 1

Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	