







**\*\*\* BEAUTIFULLY PRESENTED  
PROPERTY IN POPULAR  
LOCATION \*\*\*\* OFFERED FOR  
SALE WITH NO UPWARD CHAIN  
\*\*\*\* Modern four bedroom  
detached family home, having  
exquisite decor throughout with  
the benefit of an open plan  
living kitchen with cloakroom  
and utility, seperate lounge.  
Four well proportioned  
bedrooms, master with  
wardrobes and an ensuite  
shower room, family bathroom.  
Private rear garden and a long  
drive down to a single garage.  
INTERNAL VIEWING HIGHLY  
RECOMMENDED.**





## HALL

Entrance door into the hall with radiator, stairs to the first floor, door to the lounge and open through to -

## KITCHEN/ DINING/ LIVING AREA

18'8" x 13'0"

Fitted wall mounted, base and drawer units with work surfaces and a sink unit, Fitted electric double oven with electric hob and extractor. Integrated dishwasher and fridge freezer. Radiator and bi-fold doors opening onto the patio.

## UTILITY ROOM

5'5" x 6'3"

Work surface, plumbing and space for a washing machine and space for a tumble dryer.

## CLOAKROOM

5'3" x 5'5"

Low flush wc, wash hand basin, radiator and upvc double glazed window to the side.

## LOUNGE

18'8" x 13'0"

Upvc double glazed window to the front and a radiator.

## FIRST FLOOR LANDING

Airing cupboard, loft access and doors to -



## MASTER BEDROOM

10'11" x 16'2"

Wardobes with mirror sliding doors, upvc double glazed window and a radiator.

## EN-SUITE SHOWER ROOM

7'4" x 4'7"

Walk-in double rainfall shower, low flush wc, wash hand basin, storage cupboard, radiator and upvc double glazed window.











### **BEDROOM TWO**

11'3" x 9'7"

Upvc double glazed window and radiator.

### **BEDROOM THREE**

7'2" x 9'7"

Upvc double glazed window and radiator.

### **BEDROOM FOUR**

7'5" x 9'2"

Upvc double glazed window and radiator.

### **FAMILY BATHROOM**

7'2" x 5'7"

Panel enclosed bath with a rainfall shower and shower screen, wash hand basin, low flush wc, radiator and upvc double glazed window.



### **OUTSIDE**

The outside of the property to the front elevation has a landscaped fore garden with path leading to the front entrance door having a storm porch. A driveway to the side of the property leads to the garage providing parking. A side gate leads through to the rear elevation, which is mainly laid to lawn with a patio area ideal for entertaining, with the boundary enclosed via timber fencing.







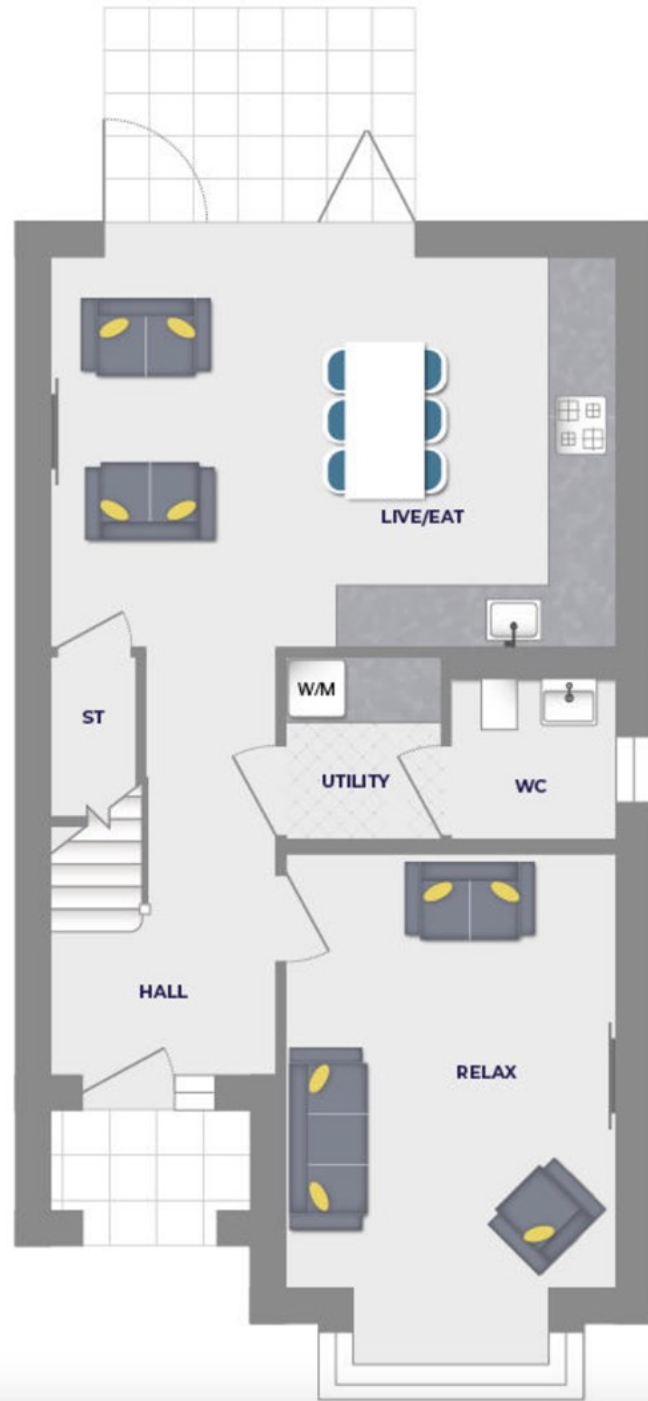










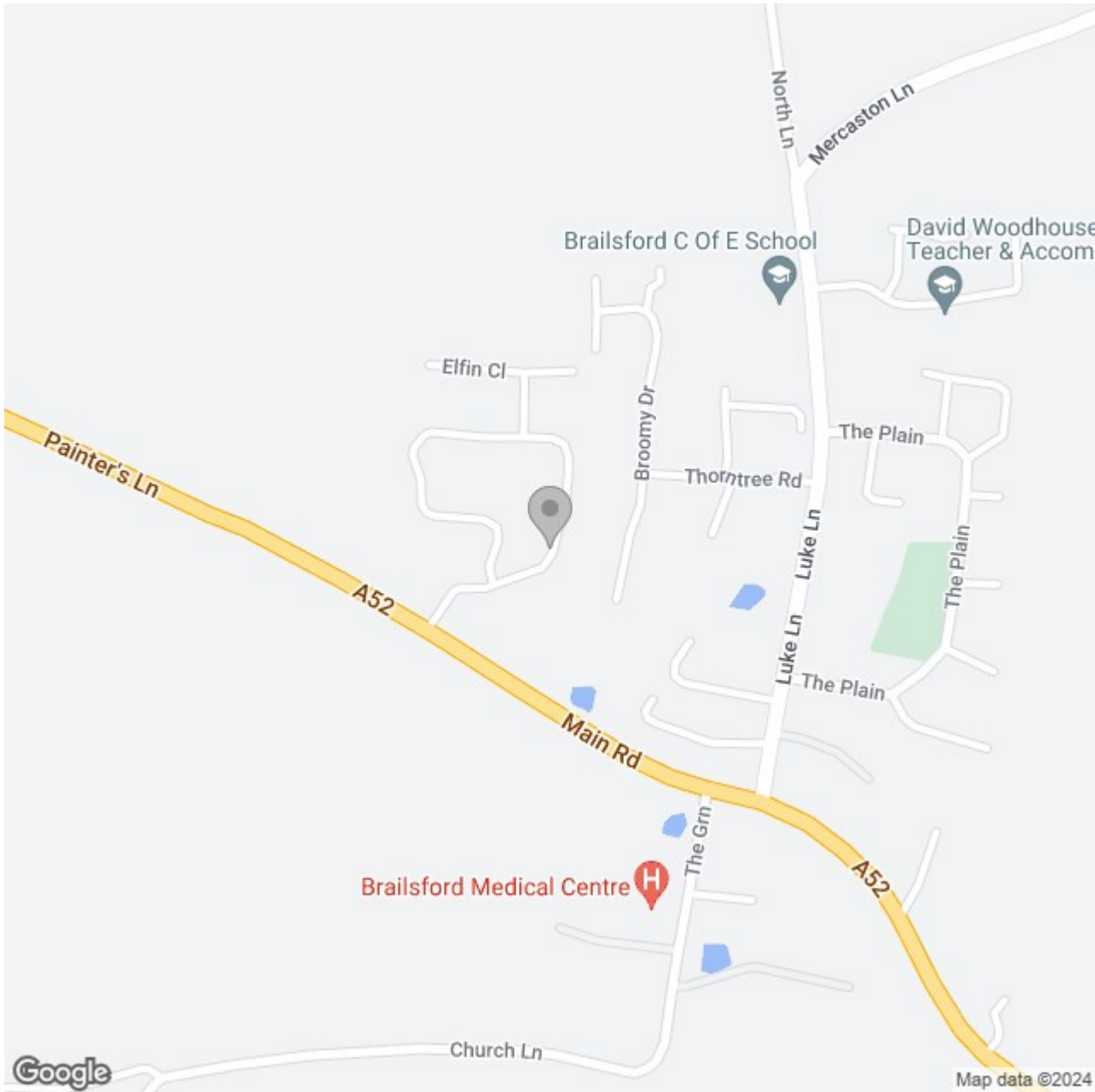






FIRST FLOOR





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	