





**\* \* \* PART EXCHANGE  
CONSIDERED \* \* \***

A superbly appointed four bedroom detached property, situated within a desirable residential area, having good access to a range of local amenities and transport links.

The property benefits from three reception rooms, double detached garage with driveway providing parking facility, four double bedrooms and landscaped gardens. Viewing is highly recommended strictly via appointment only.



## Accommodation

### Entrance hallway

With central heating radiator, double glazed window to the side elevation, stairs rising to the first floor, under stairs storage cupboard and doors leading off to;

### WC/cloaks

With a low level wc, wash hand basin with individual hot and cold taps, central heating radiator, double glazed window to the side elevation and an electric extractor fan.

### Study

With central heating radiator and a double glazed window to the front elevation.

### Living Room

With inset gas fire, two central heating radiators, double glazed window to the rear elevation and bi-folding doors leading into the conservatory.

### Dining Room

With central heating radiator, double glazed window to the side elevation and double glazed bi-folding door leading into the conservatory.

### Conservatory

With central heating radiator, double glazed windows to the side and rear elevations and double glazed French doors leading onto the patio.

### Kitchen

With a selection of matching wall and base units, one and a half bowl sink with mixer tap and drainer,



four ring gas hob, integrated fridge and dishwasher, electric oven and electric grill, double glazed windows to the front elevation, central heating radiator and a door leading to the utility room.

### Utility Room

With a work top, space for washing machine and fridge, central heating radiator, wall mounted boiler, double glazed window to the rear elevation and a double glazed side access door.







#### First Floor Landing

With airing cupboard, stairs rising to the second floor and doors leading off to:

#### Master Bedroom

With a central heating radiator, double glazed window to the rear elevation and an opening leading to the walk in wardrobe.

#### En-suite bathroom

With a three piece suite comprising: low level wc, wash hand basin with large vanity unit below, bath with individual hot and cold taps over, double glazed window to the front elevation and partially tiled walls.

#### Bedroom Two

With central heating radiator and a double glazed window to the rear elevation.

#### Family Bathroom

With central heating radiator, low level wc, wash hand basin, bath with electric shower over, double glazed window to the rear elevation and partially tiled walls.

#### Bedroom Three

With central heating radiator, double glazed windows to the front elevation and an opening leading to the dressing area.

#### Dressing Area

With central heating radiator, double glazed window to the front elevation and a built in wardrobe.

#### Second Floor Landing

With skylight and doors leading off to:

#### Bedroom Four

With central heating radiator, eaves storage, two skylights to the rear elevation and a further skylight to the front elevation.

#### Shower Room

With a three piece suite comprising: shower cubicle with glass bi-folding doors, sink with mixer tap and vanity unit below, low level wc, heated ladder towel rail and skylight.

#### Outside

Externally, the property is situated beyond a wide block-paved driveway, offering ample parking and access to a detached double garage with two electric roller doors at the front and an additional rear entrance. The front of the property boasts an attractive enclosed garden in a charming cottage style, providing a delightful spot for relaxation. Side gates open to the pleasantly landscaped back garden, featuring a spacious patio, a sunken lawn surrounded by borders, and elevated planting areas suitable for growing vegetables or flowers and another landscaped section on the opposite side.

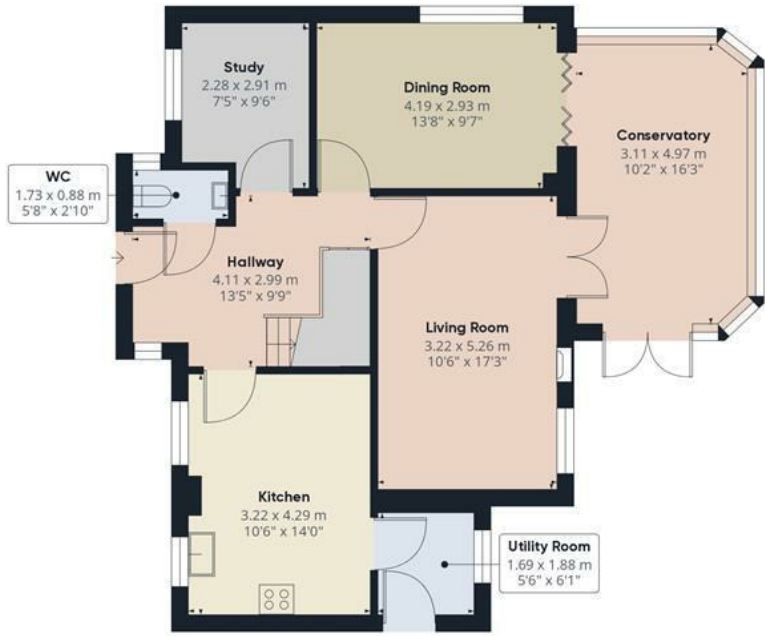








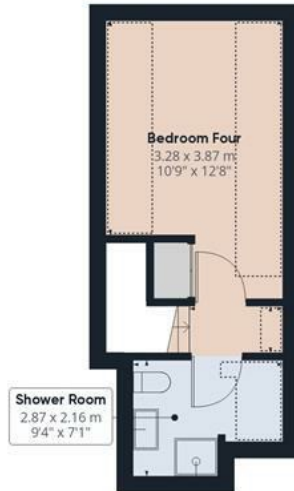




Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

160.15 m<sup>2</sup>  
1723.89 ft<sup>2</sup>

Reduced headroom

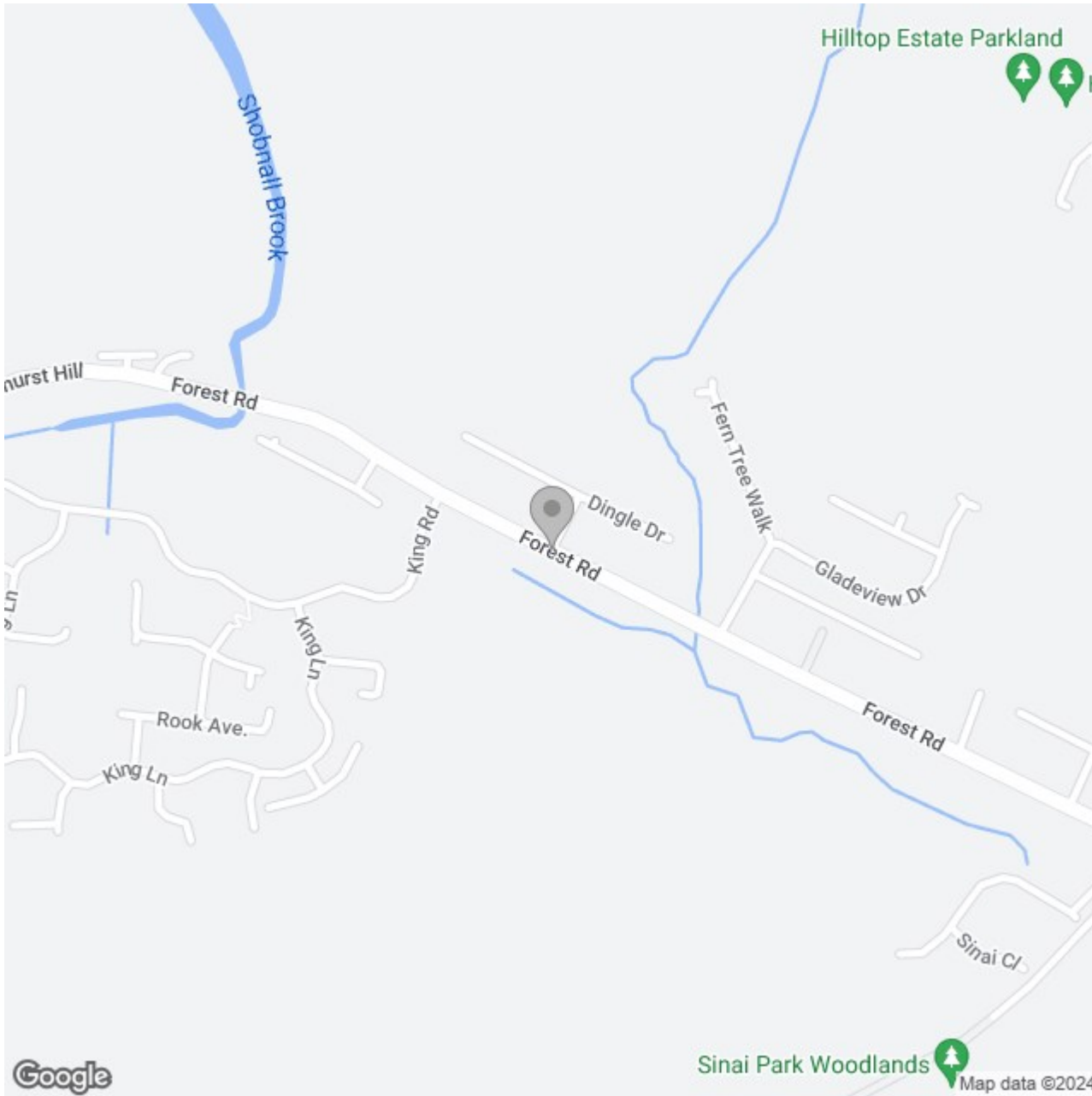
8.66 m<sup>2</sup>  
93.24 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>	<b>66</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	