





A beautifully appointed four bedroom detached property, situated within a popular development, having good access to a range of local amenities and transport links. The property benefits from having a generous sized kitchen diner leading to a utility area, integral garage with double driveway and an en-suite to the master bedroom. Viewing is highly recommended strictly via appointment only.



## Accommodation

### Entrance hallway

With central heating radiator, integral door to the garage, composite front entrance door, stairs rising to the first floor and a door leading to:

### Living Room

With central heating radiator, double glazed window to the front elevation and an under stairs storage cupboard.

### Kitchen Diner

With a selection of matching wall and base units, having a roll edge laminate preparation work surface, four ring gas hob, electric oven, single sink with mixer tap, integrated fridge freezer, dishwasher, central heating radiator, double glazed windows to the rear elevation, recessed spotlighting, double glazed French doors leading out onto the garden and an opening leading to the utility room.

### WC/cloaks

With a low level wc, wash hand basin with mixer tap, central heating radiator and an electric extractor fan.

### First Floor Landing

With loft hatch, central heating radiators, airing cupboard and doors leading off to:

### Master Bedroom

With central heating radiator, double glazed windows to the front elevation and a door leading to the en-suite shower room.



### En-suite shower room

With a low level wc, wash hand basin with mixer tap, double shower cubicle with glass sliding door and gravity shower over and a central heating radiator.

### Bedroom Two

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

### Bedroom Three

With central heating radiator and a double glazed window







to the rear elevation.

#### Bedroom Four

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

#### Family Bathroom

With a three piece suite comprising: low level wc, wash hand basin with mixer tap, bath with mixer tap and shower over, central heating radiator and a double glazed window to the rear elevation.

#### Outside

The outside of the property to the front elevation offers a double width driveway providing ample parking facility which leads to the integral garage and front entrance door. The rear elevation offers a laid to lawn garden with patio area ideal for entertaining, all of which is enclosed via timber fencing.















Floor 0



Floor 1

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

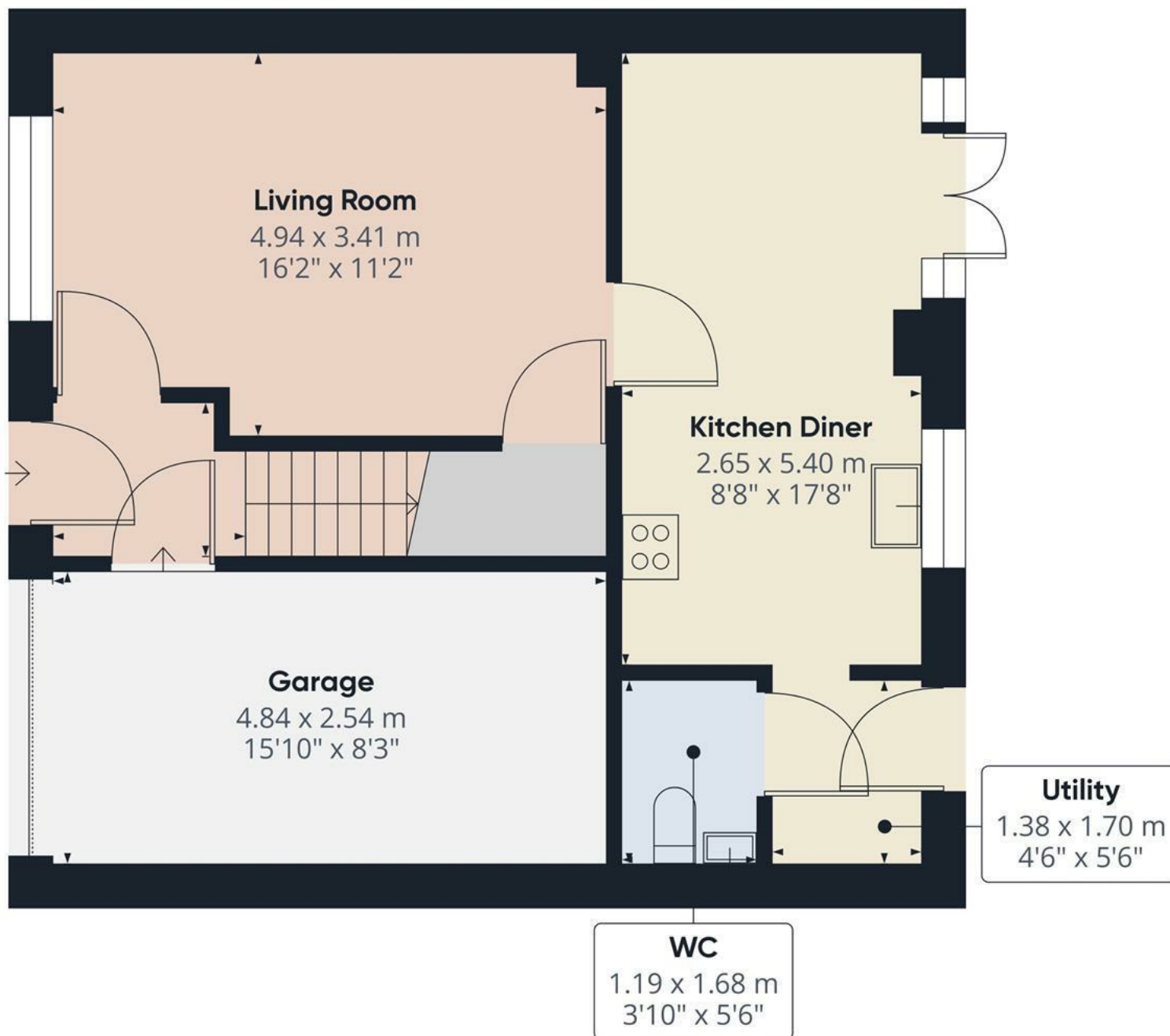
104.61 m<sup>2</sup>

1125.98 ft<sup>2</sup>

(1) 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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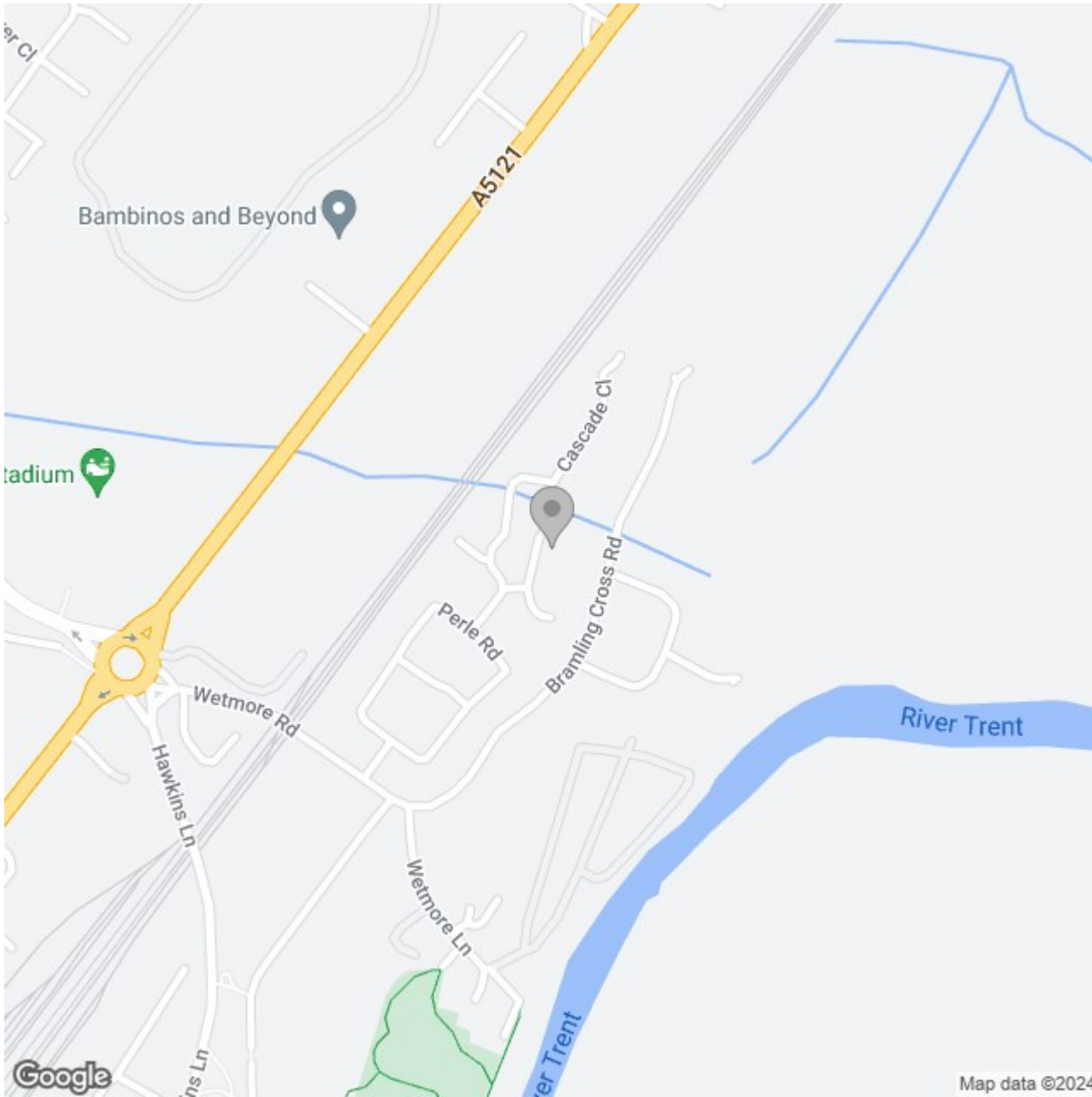


Approximate total area<sup>(1)</sup>  
54.02 m<sup>2</sup>  
581.43 ft<sup>2</sup>

(1) Excluding balconies and terraces.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	