





A beautifully appointed five bedroom detached property, situated within a popular residential location, having good access to a range of amenities and transport links. The property benefits from a large open plan kitchen diner, enclosed fronted carport as well as a detached garage, five well proportioned bedrooms and a beautifully landscaped garden. Viewing is highly recommended strictly via appointment only.



Accommodation

Entrance hall

With central heating radiator, under stairs storage cupboard, stairs rising to the first floor and doors leading off to:

WC/cloaks

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

Living Room

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

Kitchen Diner

With a selection of matching wall and base units having a roll edge laminate preparation work surface, under counter drawers, one and a half bowl sink with mixer tap and drainer, space for dishwasher and fridge freezer, double electric oven and a five ring gas hob, double glazed windows to the side elevation, double glazed French doors leading out to the garden and further double glazed French doors leading to the conservatory.

Conservatory

With double glazed windows to the rear and side elevations and double glazed French doors leading out onto the garden.

First Floor Landing

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



Master Bedroom

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

En-suite Shower Room

With a three piece suite comprising: low level wc, wash hand basin with mixer tap, shower cubicle with glass sliding door and gravity shower over, heated ladder towel rail and







a double glazed window to the front elevation.

Bedroom Two

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

Bedroom Five

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



Family Bathroom

With a four piece suite comprising: low level wc, wash hand basin with mixer tap, bath with mixer tap and handset over, shower cubicle with glass door and gravity shower over, heated ladder towel rail and a double glazed windows to the side elevation.

Outside

The outside of the property to the front elevation offers a driveway providing parking facility which leads to the enclosed car port. Through the car ports is further parking and a detached garage. The rear elevation offers a beautifully landscaped garden having patio areas ideal for seating, a range of shrubs and flowers and a laid to lawn area with a meandering path.









Floor 0



Floor 1

Approximate total area⁽¹⁾

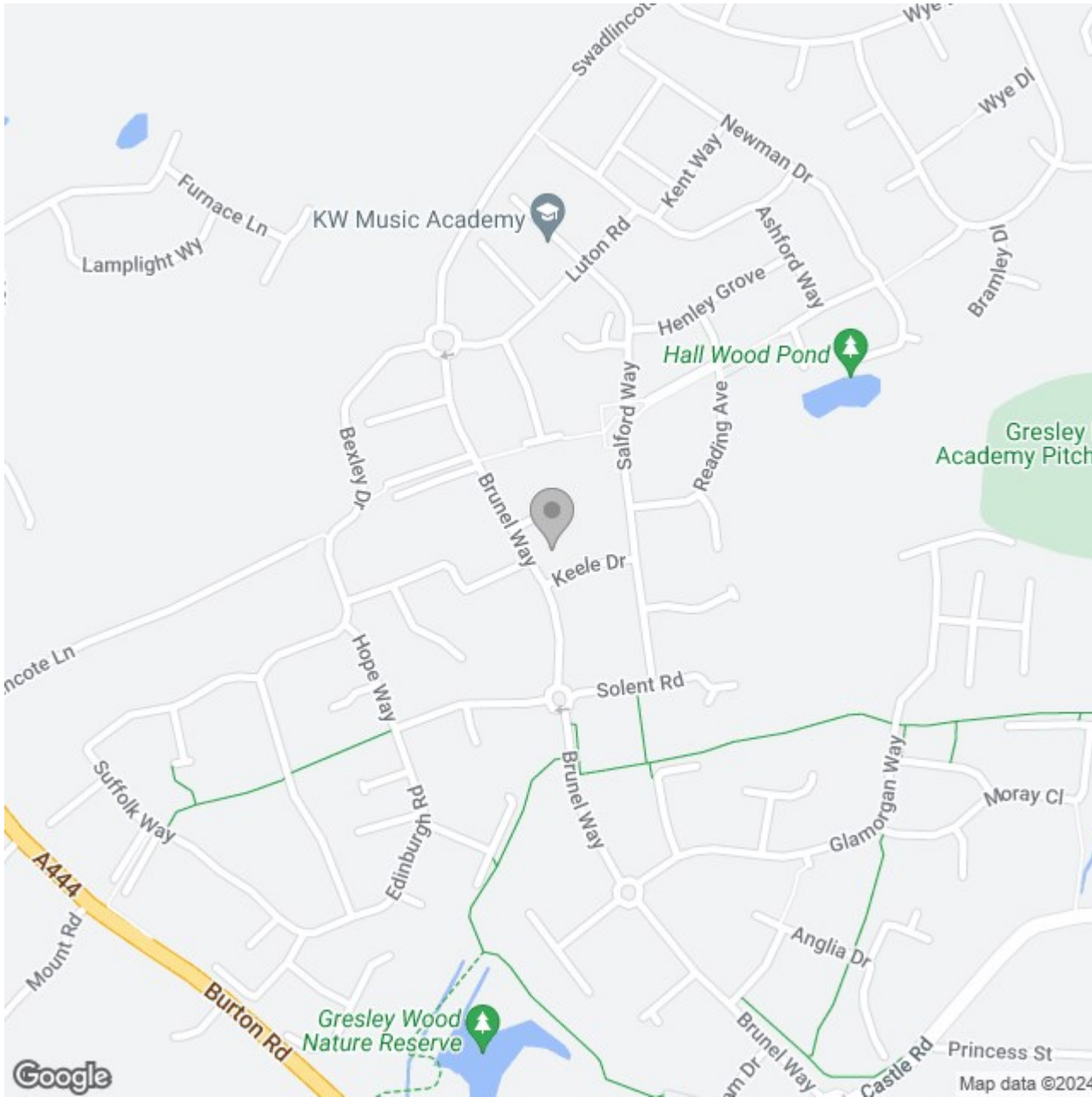
145.41 m²

1565.18 ft²

(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.

GIRAFFE360



Energy Efficiency Rating

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