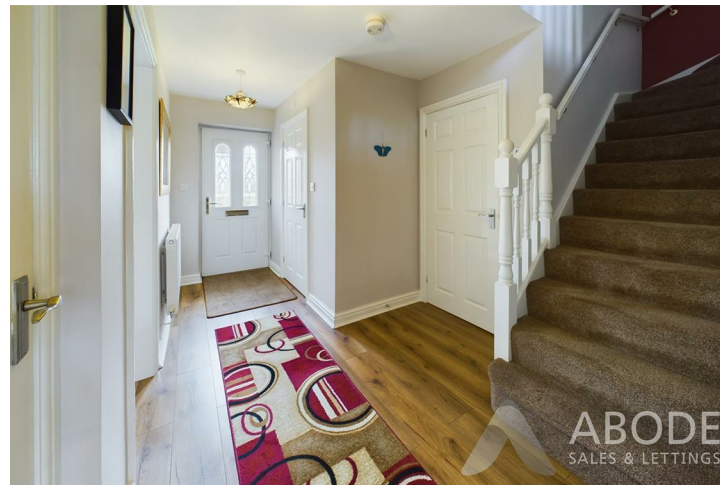






**** FIVE BEDROOMS, TWO EN SUITES, OPEN PLAN LIVING AND DINING KITCHEN **** Immaculate family home in a quiet cul de sac location and perfect gardens. The detached property has been much improved and well maintained by the current owners and in brief offers a hallway, guest cloakroom, lounge with feature fireplace, family room, re-fitted dining kitchen with some built in appliances, utility room and a full width conservatory. Five first floor bedrooms, two en suite shower rooms and a family bathroom. Good size gardens to the front and rear, ample parking and turning and a garage. A VIEWING APPOINTMENT IS HIGHLY RECOMMENDED.



HALL

Entrance door into the hall with stairs to the first floor, storage cupboard, wood effect flooring, radiator and doors to -

CLOAKROOM

Low flush wc wash hand basin, radiator.

LOUNGE

Feature fireplace with electric fire, upvc double glazed bay window to the front, tv and telephone aerial socket and a radiator.

FAMILY ROOM

Upvc double glazed window to the front and a radiator.

KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven and a micro over, space for a Range style cooker with fitted extractor hood, integrated Neff dishwasher installed in 2021 and space for a fridge freezer. Radiator, tall cupboard housing the Vaillant boiler which was installed in 2019 and has full service history, tv aerial socket, upvc double glazed window and doors into the conservatory and a door to the utility room.

CONSERVATORY

Upvc double glazed windows, tv aerial socket and doors onto the garden and a tiled floor.

UTILITY ROOM

Space for a tumble dryer and a door to the garage.



FIRST FLOOR LANDING

Airing cupboard houses an unvented indirect water cylinder replaced in 2021, and loft access with loft ladder, power, lighting and is boarded, doors to -

BEDROOM I

Upvc double glazed window, tv aerial socket, radiator and a door to the en suite.







EN SUITE

Walk-in shower, vanity sink unit with wash hand basin and storage under, low flush wc, chrome heated towel radiator, fully tiled walls and floor and a upvc double glazed window.

BEDROOM 2

Upvc double glazed window, radiator, tv aerial socket and a door to the en suite.

EN SUITE

Enclosed shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

BEDROOM 3

Upvc double glazed window and a radiator.

BEDROOM 4

Fitted wardrobes, upvc double glazed window and a radiator.

BEDROOM 5

Upvc double glazed window and a radiator.

BATHROOM

Panel enclosed bath with a shower attachment tap, low flush wc, wash hand basin, radiators and upvc double glazed window.

GARAGE

Longer than average garage with electric door, power and lights, plumbing and space for a washing machine, upvc double glazed window and door into the garden.

OUTSIDE

Immaculate and established gardens to the front and rear of the property. The front offers a lawn with well stocked borders, drive and a turning space and double wrought iron gates to additional parking and the rear garden. The

rear garden offers a pergola, paved seating areas, shaped lawn, mature and well stocked borders, electric socket and a garden shed with power and light.

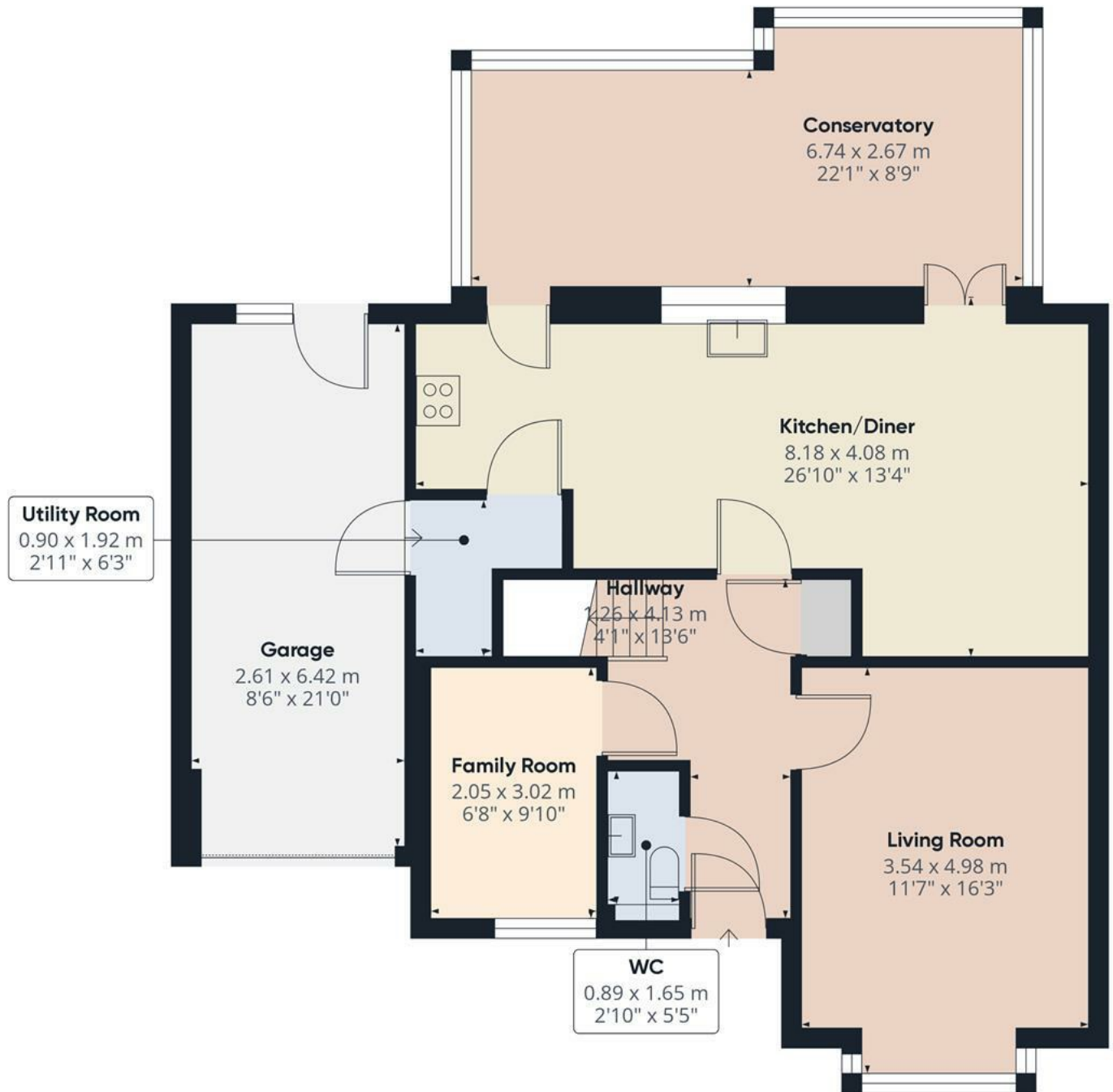












Floor 0

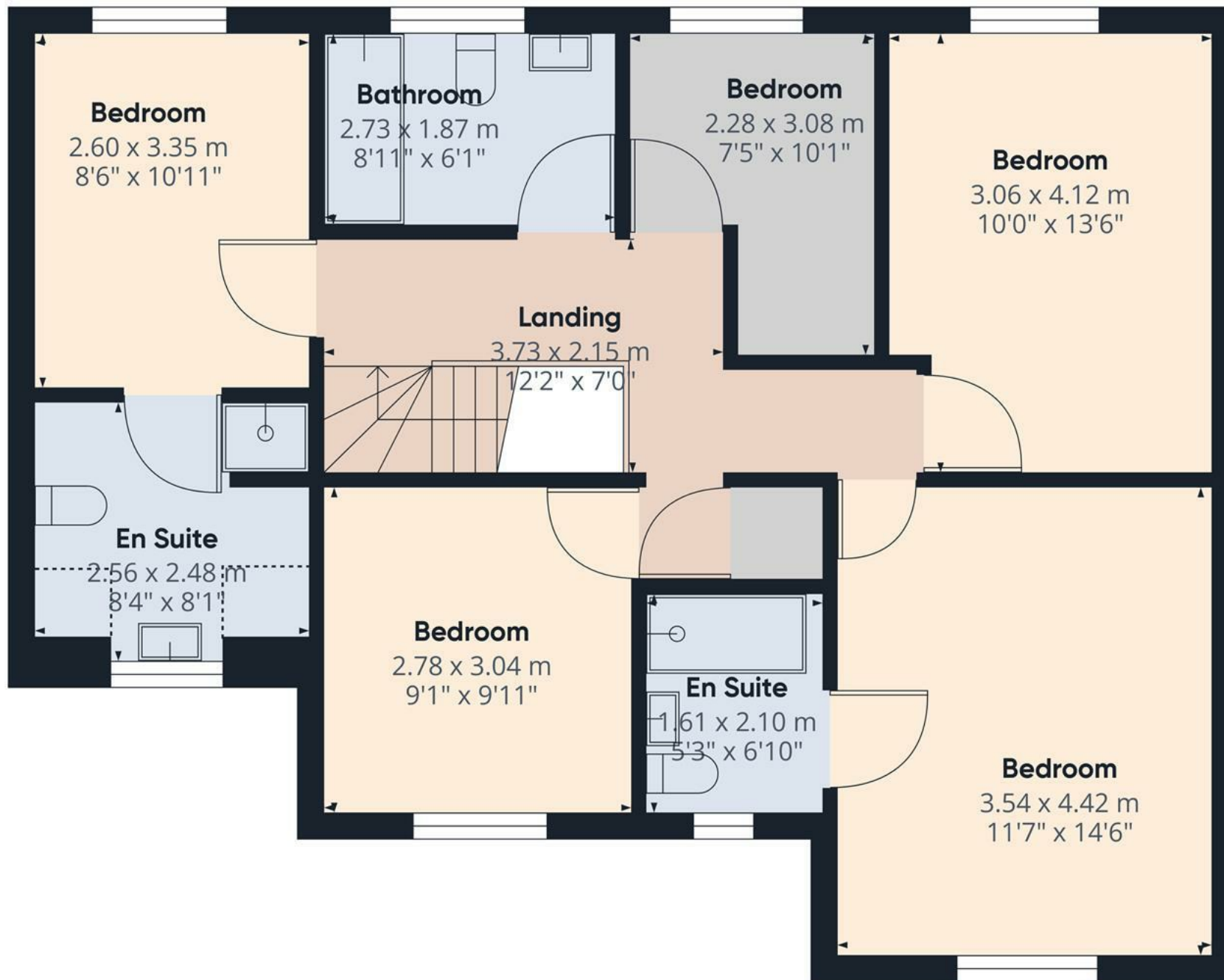
Approximate total area
101.65 m²
1094.15 ft²

(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.

Calculations are based on RICS IPMS 3C standard.

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Floor 1

Approximate total area

73.62 m²
792.44 ft²

Reduced headroom

0.89 m²
9.58 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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Calculations are based on RICS IPMS 3C standard.

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