





\*\*\*\* MODERN OPEN PLAN  
DINING KITCHEN WITH  
DOORS THROUGH TO A  
UPVC CONSERVATORY \*\*\*\*  
PORCH AND A HALL, GUEST  
CLOAKROOM, LOUNGE,  
OPEN PLAN DINING  
KITCHEN WITH BUILT IN  
APPLIANCES AND A  
CONSERVATORY. THREE  
BEDROOMS AND A  
MODERN BATHROOM,  
AMPLE PARKING TO THE  
FRONT AND A LONG DRIVE.  
SINGLE GARAGE AND A  
BAR, ENCLOSED  
LANDSCAPED GARDEN.



## PORCH

Entrance door into the porch with door to -

## HALL

Stairs to the first floor, radiator and doors to -

## CLOAKROOM

Low flush wc, wash hand basin, upvc double glazed window.

## LOUNGE

Upvc double glazed window, radiator, door into the kitchen diner.

## KITCHEN DINER

Fitted wall mounted, base and drawer units with quartz work surfaces and a sink and drainer unit. Electric double oven and hob with extractor hood, integrated dishwasher and fridge freezer. Built in wine rack, contemporary upright radiator, under stairs store cupboard, upvc double glazed door and window on to the garden and patio doors into the conservatory.

## CONSERVATORY

Upvc double glazed windows and doors onto the garden and a radiator.

## FIRST FLOOR LANDING

Upvc double glazed window, loft access with ladder, airing cupboard and doors to -

## BEDROOM 1

Upvc double glazed window and radiator.



## BEDROOM 2

Upvc double glazed window and radiator.

## BEDROOM 3

Fitted cupboard, upvc double glazed window and radiator.







### BATHROOM

Panel enclosed bath with a hand held shower, vanity sink unit with wash hand basin and cupboard under, low flush wc, upvc double glazed window and a ladder style radiator.

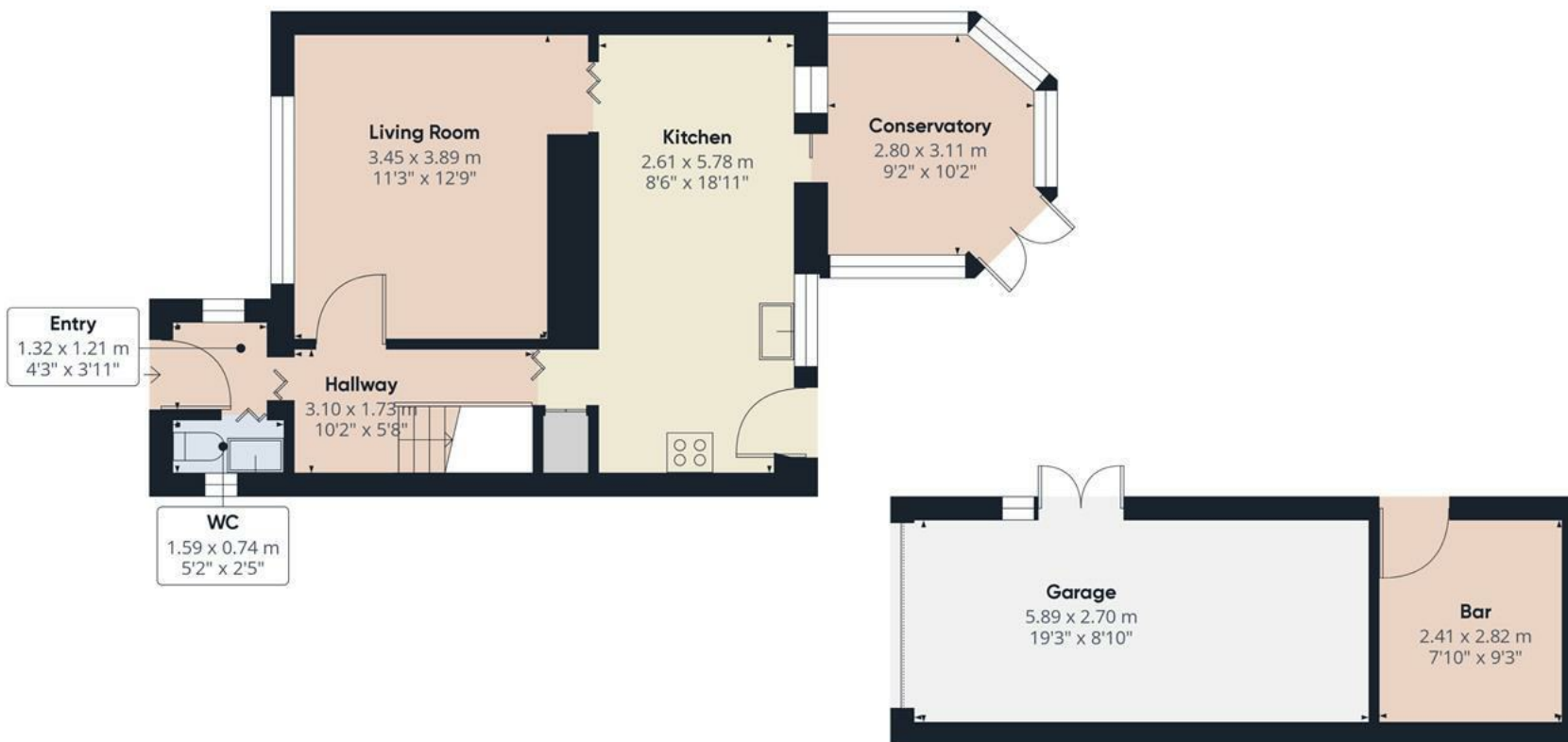
### OUTSIDE

Ample parking to the front and side, single garage with up and over door and personal door onto the garden. Gated access into the enclosed rear garden offering paved and decked patio areas, artificial lawn and a door into a bar area which can also be used for a gym or home working.









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

69.29 m<sup>2</sup>

745.83 ft<sup>2</sup>

(1) Excluding balconies and terraces

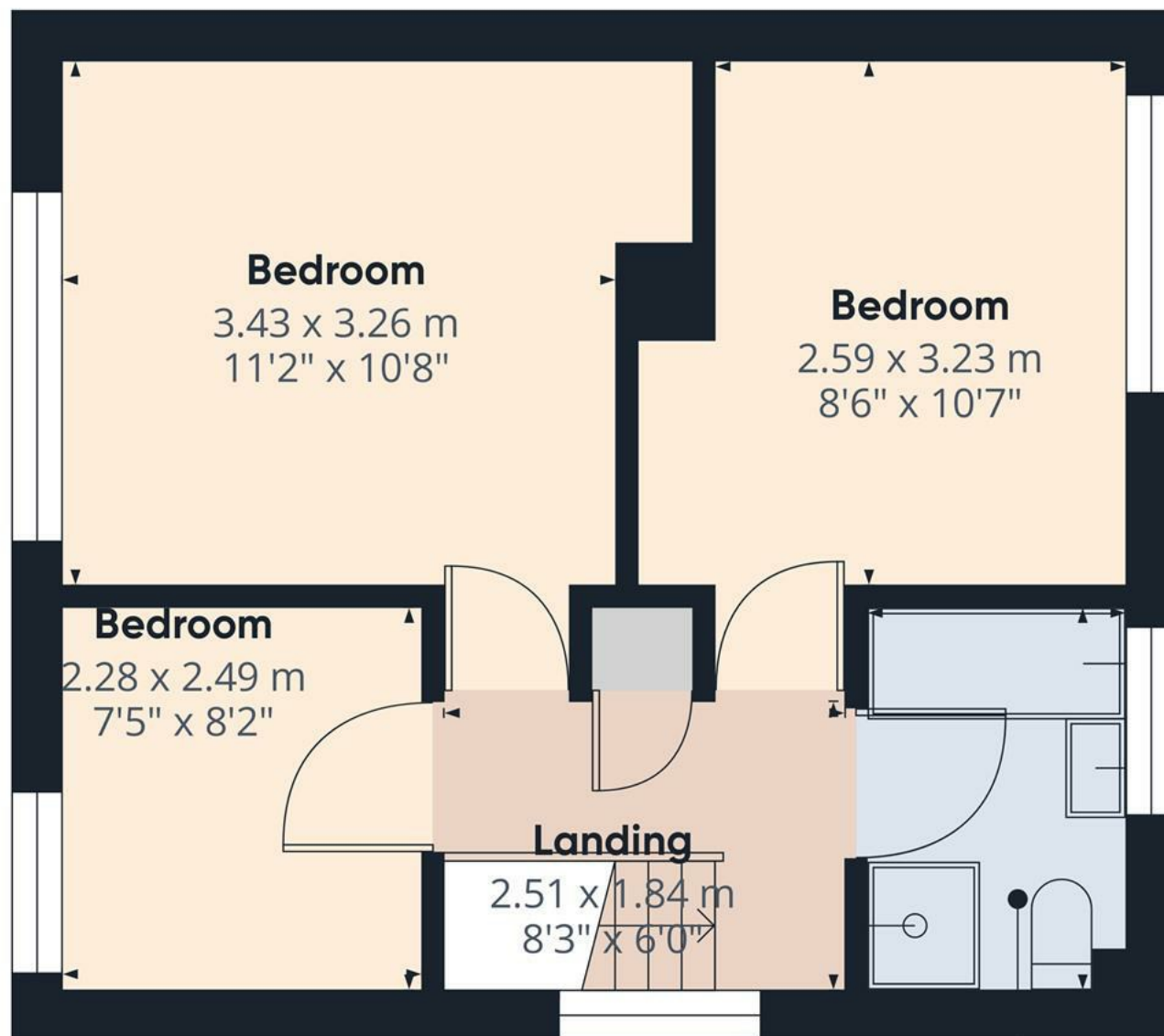
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 0





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

35.69 m<sup>2</sup>  
384.16 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1

