





**\*\*\*\* FIVE BEDROOM  
EXTENDED DETACHED  
PROPERTY IN CUL DE SAC  
LOCATION \*\*\*\* Impressive  
family home offering a hall,  
lounge with dining area,  
conservatory, fitted dining  
kitchen, lobby and guest  
cloakroom. Four first floor  
bedrooms, master with an  
en suite shower room and a  
family bathroom , the fifth  
bedroom is in the loft. Drive,  
single garage and a rear  
garden. INTERNAL VIEWING  
HIGHLY RECOMMENDED.**



## HALL

Entrance door into the hall with stairs to the first floor, radiator and door to -

## LOUNGE

Feature fireplace, radiator, upvc double glazed window and arch to -

## DINING AREA

Radiator and door into the conservatory.

## CONSERVATORY

Window and doors onto the garden.

## KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric double oven and hob, space for an American fridge freezer, radiator, under stairs cupboard, upvc double glazed window and door onto the garden and door to -

## LOBBY

Used as a pantry area, door to the garage and cloakroom.

## CLOAKROOM

Low flush wc, wash hand basin.

## FIRST FLOOR LANDING

Airing cupboard, stairs to the second floor and doors to -

## BEDROOM 1

Wardrobes, radiator and upvc double glazed window.



## EN SUITE

Walk in shower, vanity sink unit with wash hand basin and storage under, low flush wc, radiator and upvc double glazed window.

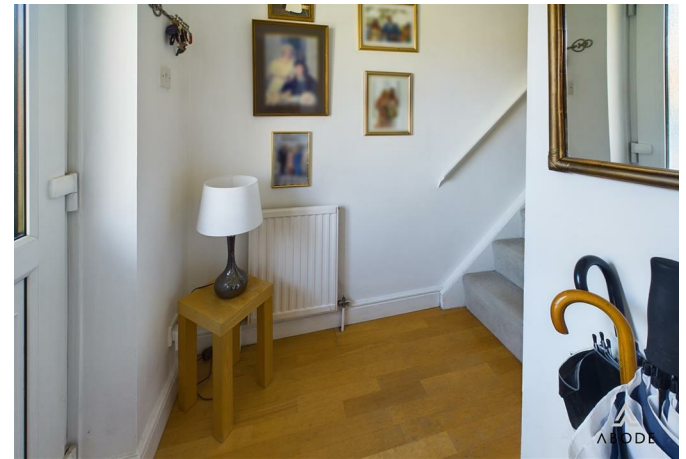
## BEDROOM 2

Wardrobes, upvc double glazed window and radiator.

## BEDROOM 3

Wardrobes, upvc double glazed window and radiator.







#### **BEDROOM 4**

Upvc double glazed window and radiator.

#### **BATHROOM**

Panel enclosed bath, wash hand basin, low flush wc, radiator and upvc double glazed window.

#### **SECOND FLOOR**

Door to -

#### **BEDROOM 5**

Two sky light windows and radiator.

#### **OUTSIDE**

Front drive and a single garage. Gated access to the private, paved garden.

#### **GARAGE**

Plumbing for a washing machine and door into the house.

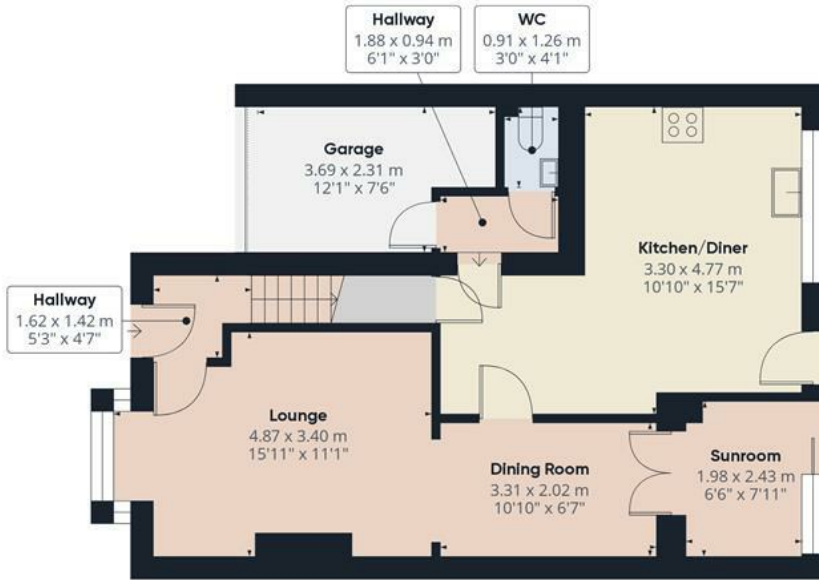




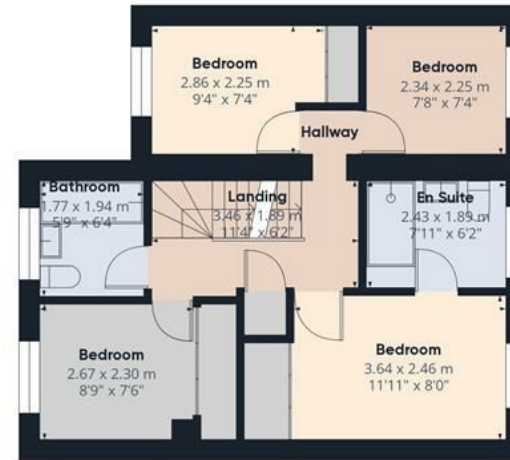




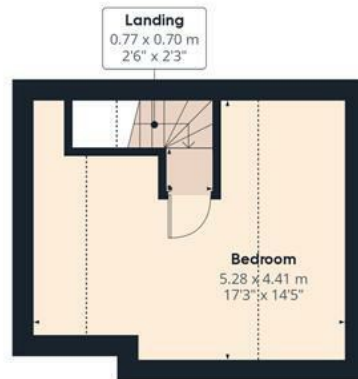




Floor 0



Floor 1



Floor 2

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

125.18 m<sup>2</sup>

1347.43 ft<sup>2</sup>

**Reduced headroom**

9.18 m<sup>2</sup>

98.78 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**

