





**** IMPRESSIVE FOUR BEDROOM THREE BATHROOM HOME WITH SOLAR PANELS and 10KW storage batteries **** In an elevated position on the popular Chapel Lane sits this extended detached property offering plenty of flexible space. Benefiting from a HIVE controlled gas heating system and upvc double glazed windows, a garage with electric door and a carport with EV charger. In brief the property offers a hall, sitting room, lounge diner, fitted kitchen and a garden room. The ground floor also offers a study, two double bedrooms and two shower rooms. The first floor offers two bedrooms and a shower room. Outside the property there is ample parking and turning space, secure electric double gates and a well manicured south facing rear garden.



HALL

Entrance door into the hall with a radiator and doors to -

LOUNGE/DINER

Feature fireplace with gas fire, two radiators, patio doors into the garden room, door to the sitting room and kitchen.

SITTING ROOM

Feature log effect gas fire with surround, two radiators, upvc double glazed window and patio doors into the garden room.

GARDEN ROOM

Upvc double glazed windows, electric under floor heating, insulated roof and doors in to the garden and a door into the kitchen.

KITCHEN

Fitted oak wall mounted, base and drawer units with granite work surfaces and a double sink unit. Space for a range style cooker with a fitted extractor hood, integrated dishwasher, space for a fridge freezer, electric under floor heating and upvc double glazed window. Doors to the lounge diner and a shower room.

UTILTY CUPBOARD

Double cupboard with space and plumbing for washing machine, room for a tumble dryer and a storage cupboard.

SHOWER ROOM

Corner shower, wash hand basin, low flush wc, heated towel rail and upvc double glazed window.



STUDY

Stairs to the first floor, under stairs storage cupboard, radiator and upvc double glazed window.

BEDROOM 1

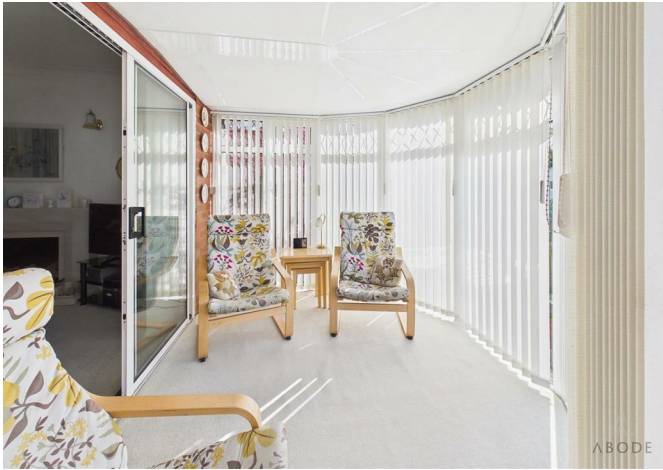
Fitted wardrobes, cupboards and drawers, radiator and upvc double glazed window.

BEDROOM 2

Upvc double glazed window and radiator.







SHOWER ROOM

Fitted cupboards with built in sink, low flush wc, shower, heated towel rail and upvc double glazed window.

FIRST FLOOR LANDING

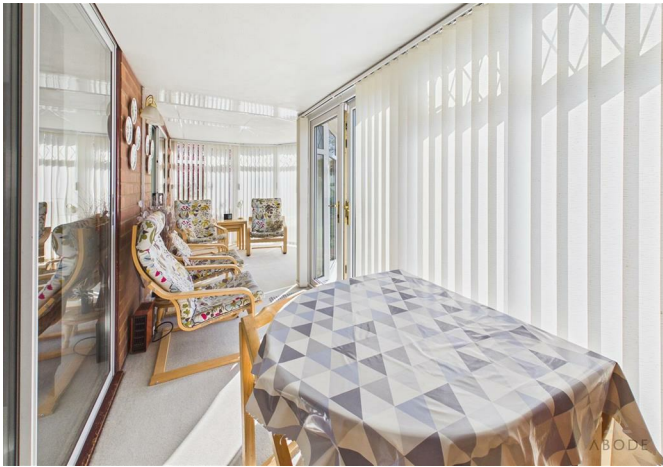
Doors to -

BEDROOM 3

Wardrobe, airing cupboard housing the A rated Worcester Bosch gas boiler and large capacity pressurised hot water storage cylinder, radiator and upvc double glazed window.

BEDROOM 4

Fitted wardrobes, cupboards and drawers, upvc double glazed window and a radiator.



SHOWER ROOM

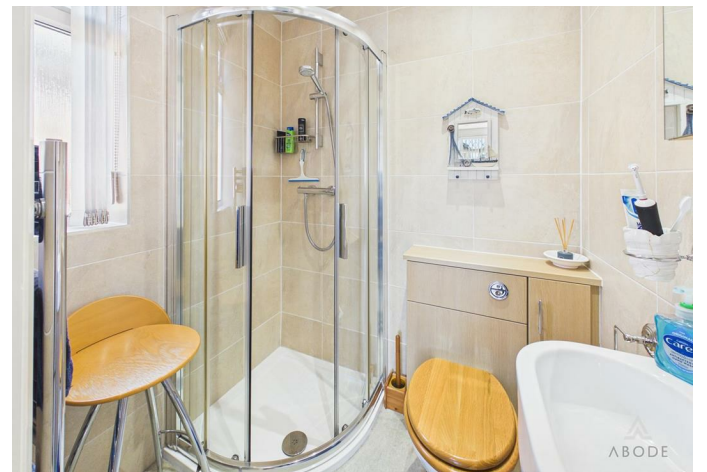
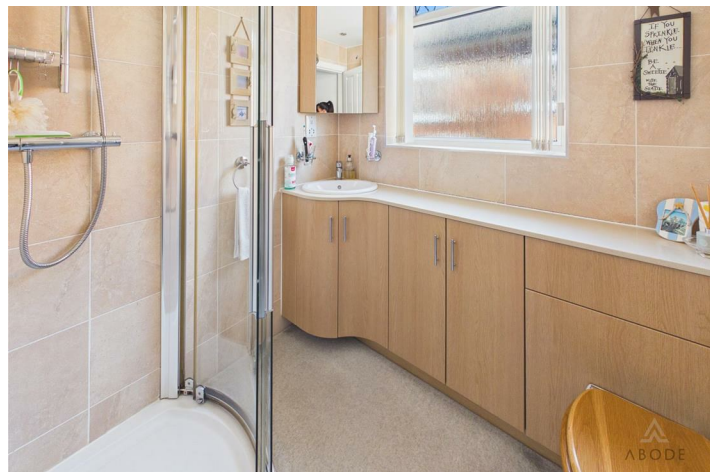
Fitted cupboards with built in sink, low flush wc, wash hand basin, shower, heated towel rail and sky light window.

OUTSIDE

From block paved drive, side drive with electric double gates shared with next door up to another private parking area, single garage with electric door, power and light and a carport with EV charging point,

There is a well established garden with a lawn, well stocked borders, paved patio, green house and a pond. There is a further garden area/vegetable garden near the carport with a garden shed. Outside tap and double power points.

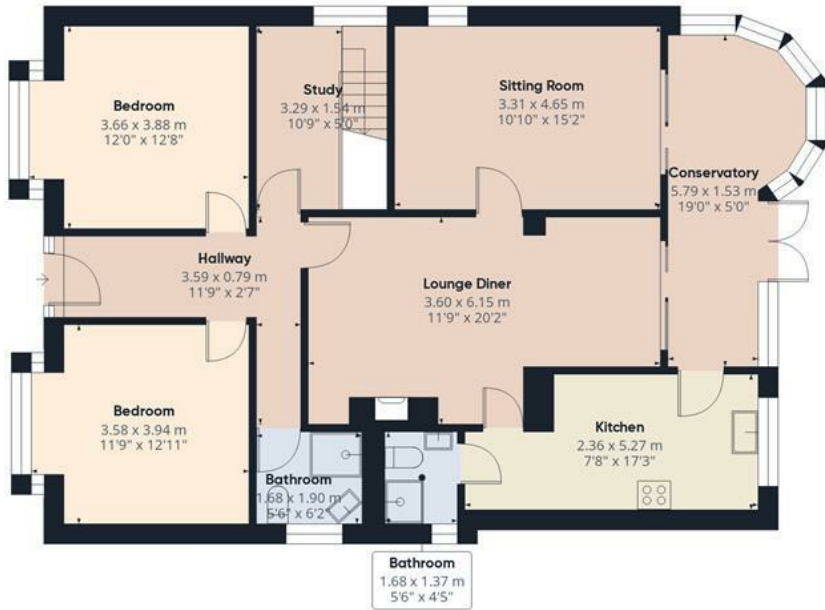




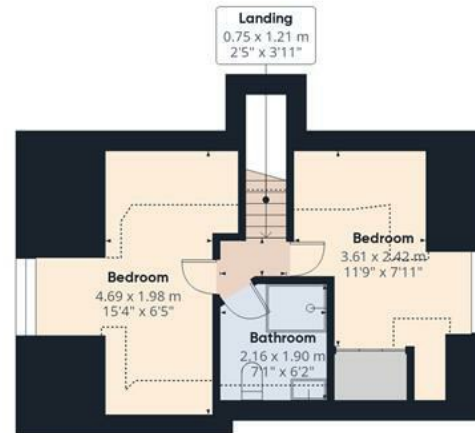








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area^m

151.3 m²

1628 ft²

Reduced headroom

9.3 m²

100 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

