





**** STUNNING FITTED DINING KITCHEN WITH DOORS ONTO THE GARDEN **** LOUNGE AND DINING ROOM/FAMILY ROOM
**** Beautifully presented family home offering a hall with guest cloakroom, lounge and separate dining room or family room, fitted dining kitchen, part of the garage has been used to add a utility room. The first floor offers four bedrooms, three with wardrobes and the master bedrooms with an ensuite shower room, family bathroom. Good size drive to the front, the front part of the garage offers storage, enclosed rear garden.



PORCH

Upvc double glazed double doors into the porch with a door into the hall.

HALL

Stairs to the first floor, radiator, under stairs storage cupboard and doors to -

CLOAKROOM

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

LOUNGE

12'8 x 15'1

Oak style flooring, radiator and upvc double glazed double doors onto the garden.

KITCHEN DINER

24'11 x 9'6

Fitted wall mounted, base and drawer units with oak work surfaces and breakfast bar, ceramic sink and drainer unit with mixer tap. Space for a Rangel style cooker and fitted extractor hood, integrated dishwasher and fridge and freezer. Upvc double glazed windows, radiator and doors onto the garden.

DINING ROOM/FAMILY ROOM

9'8 x 9'6

Upvc double glazed window and radiator.

UTILITY ROOM

8'6 x 6'6

Fitted units with work surface, sink and drainer unit, plumbing and space for a washing machine and space for a tumble dryer, door to the side.



FIRST FLOOR LANDING

Loft access, storage cupboard and doors to -

BEDROOM I

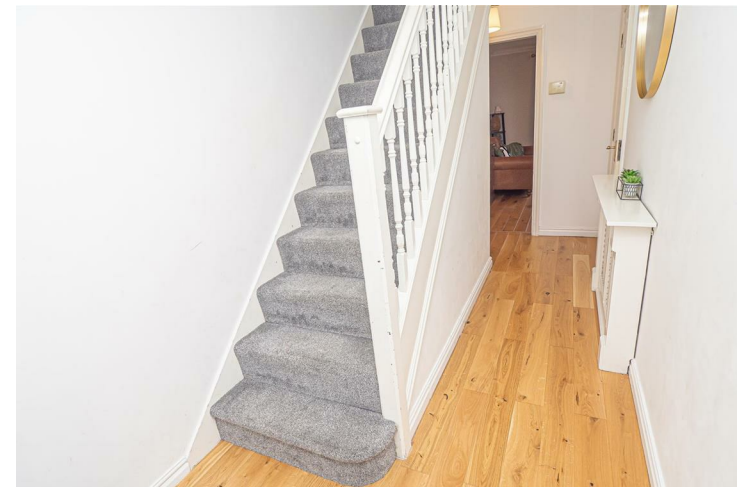
15'10 x 11'8

Built in wardrobes, radiator, upvc double glazed window and door to -

EN SUITE

6'7 x 5'1

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







BEDROOM 2

12'7 x 9'10

Built in wardrobes, radiator and upvc double glazed window.

BEDROOM 3

12'4 x 8'1

Built in wardrobes, radiator and upvc double glazed window.

BEDROOM 4

12'8 x 8'0

Upvc double glazed window and radiator.



BATHROOM

P shape, panel enclosed bath with a shower and shower screen, low flush wc, wash hand basin, radiator and upvc double glazed window.

OUTSIDE

Ample parking to the front, up and over garage door into the front part of the garage offering storage. The rear garden is enclosed with a lawn, paved and decked patios and a garden shed.



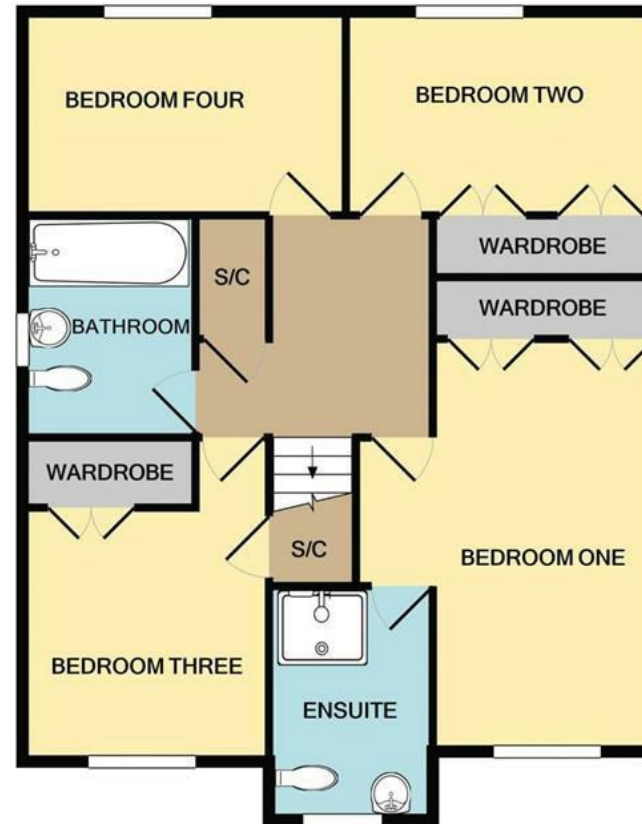








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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