







\*\*\*\* EXTENDED FAMILY HOME \*\*\*\*  
 CORNER PLOT \*\*\*\* Well presented extended four bedroom family home in a convenient position in Oakwood. In brief the property offers a a hall, lounge, fitted dining kitchen, utility room and a guest cloakroom, family room or separate dining room. Four first floor bedrooms, master with a dressing room and en suite shower room. Family bathroom, front, rear and side garden, ample parking and a DOUBLE GARAGE. EARLY VIEWING HIGHLY RECOMMENDED.





## HALL

Stairs to the first floor and doors to -

## LOUNGE

Wall mounted fire, radiator and two upvc double glazed windows.

## KITCHEN DINER

Fitted units with work surfaces and a sink and drainer unit. Fitted electric oven and hob, plumbing and space for a dishwasher, space for an American style fridge freezer, tile floor, pantry and a upvc double glazed window. Door to the garden and open round to the utility room.

## UTILITY ROOM

Fitted units with work surface and a sink unit, plumbing a space for a washing machine, tiled floor and a upvc double glazed window. Door to the cloakroom and family room/dining room.

## CLOAKROOM

Low flush wc, wash hand basin and radiator.

## FAMILY ROOM/ DINING ROOM

Upvc double glazed window, radiator and a door to the garage.

## FIRST FLOOR LANDING

Loft access and doors to -

## BEDROOM 1

Good size master bedroom, radiator and upvc double glazed window.

## DRESSING ROOM

Upvc double glazed window



## EN SUITE

Enclosed shower, vanity sink unit with wash hand basin and storage under, low flush wc, window and radiator.

## BEDROOM 2

Upvc double glazed window and radiator.

## BEDROOM 3

Upvc double glazed window and radiator.

## BEDROOM 4

Upvc double glazed window and radiator.











## BATHROOM

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

## OUTSIDE

Front lawn and driveway leading to the double garage with up and over door. Side gated access to the enclosed rear garden offering rear and side lawns and a paved patio.











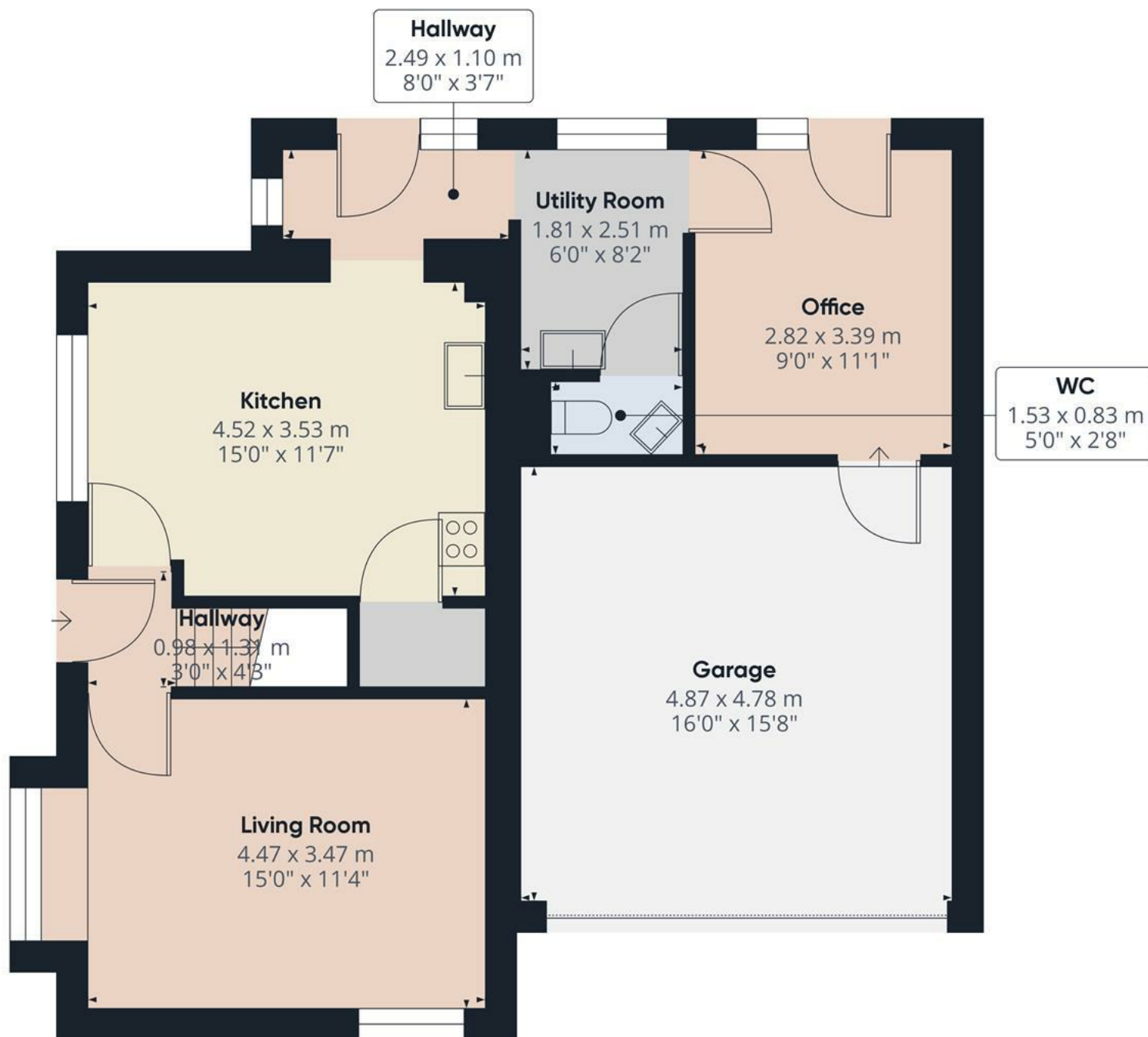












Floor 0

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

80.39 m<sup>2</sup>

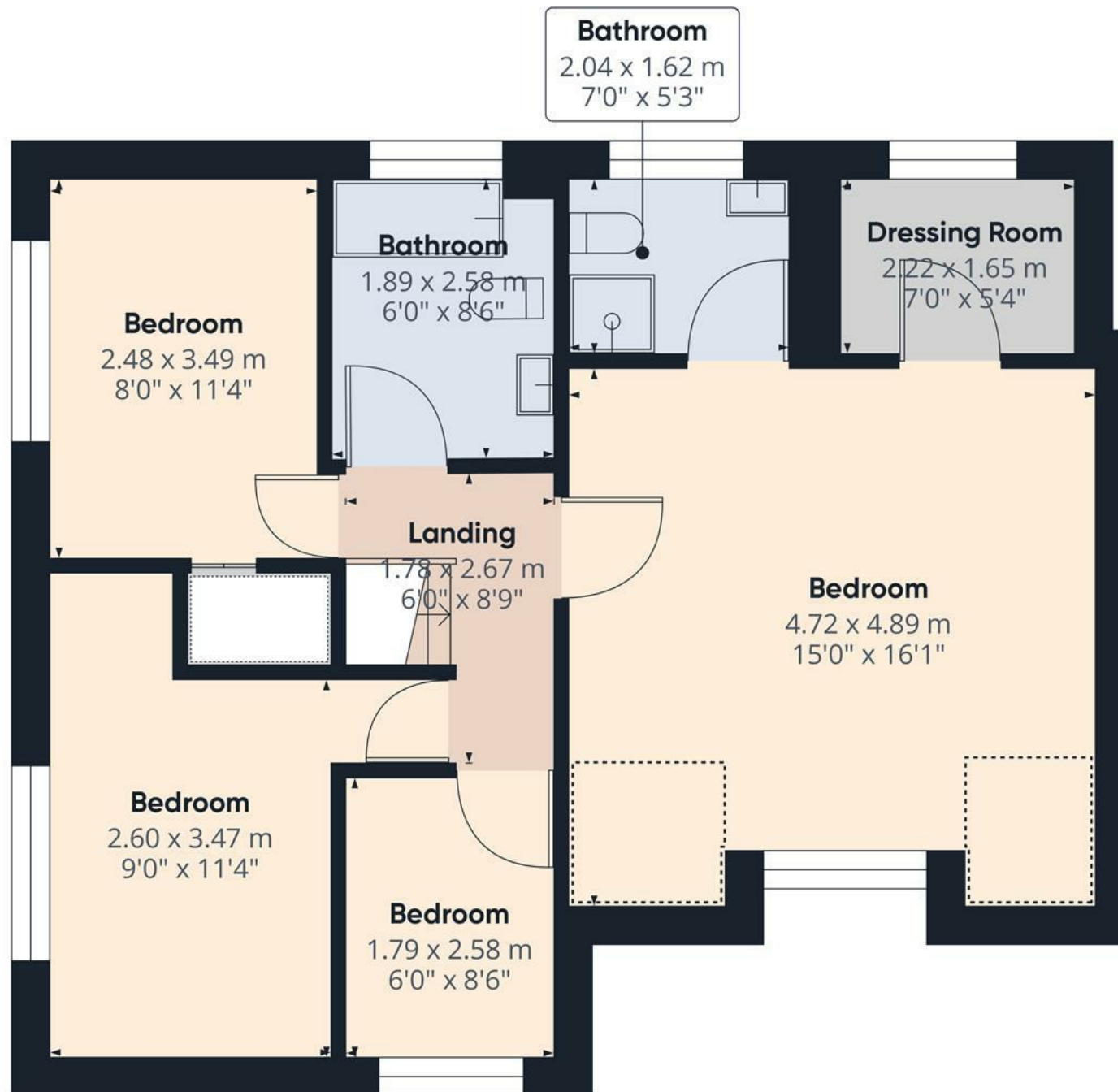
865.31 ft<sup>2</sup>

(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.

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Floor 1

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

62.43 m<sup>2</sup>

671.99 ft<sup>2</sup>

**Reduced headroom**

3.55 m<sup>2</sup>

38.21 ft<sup>2</sup>

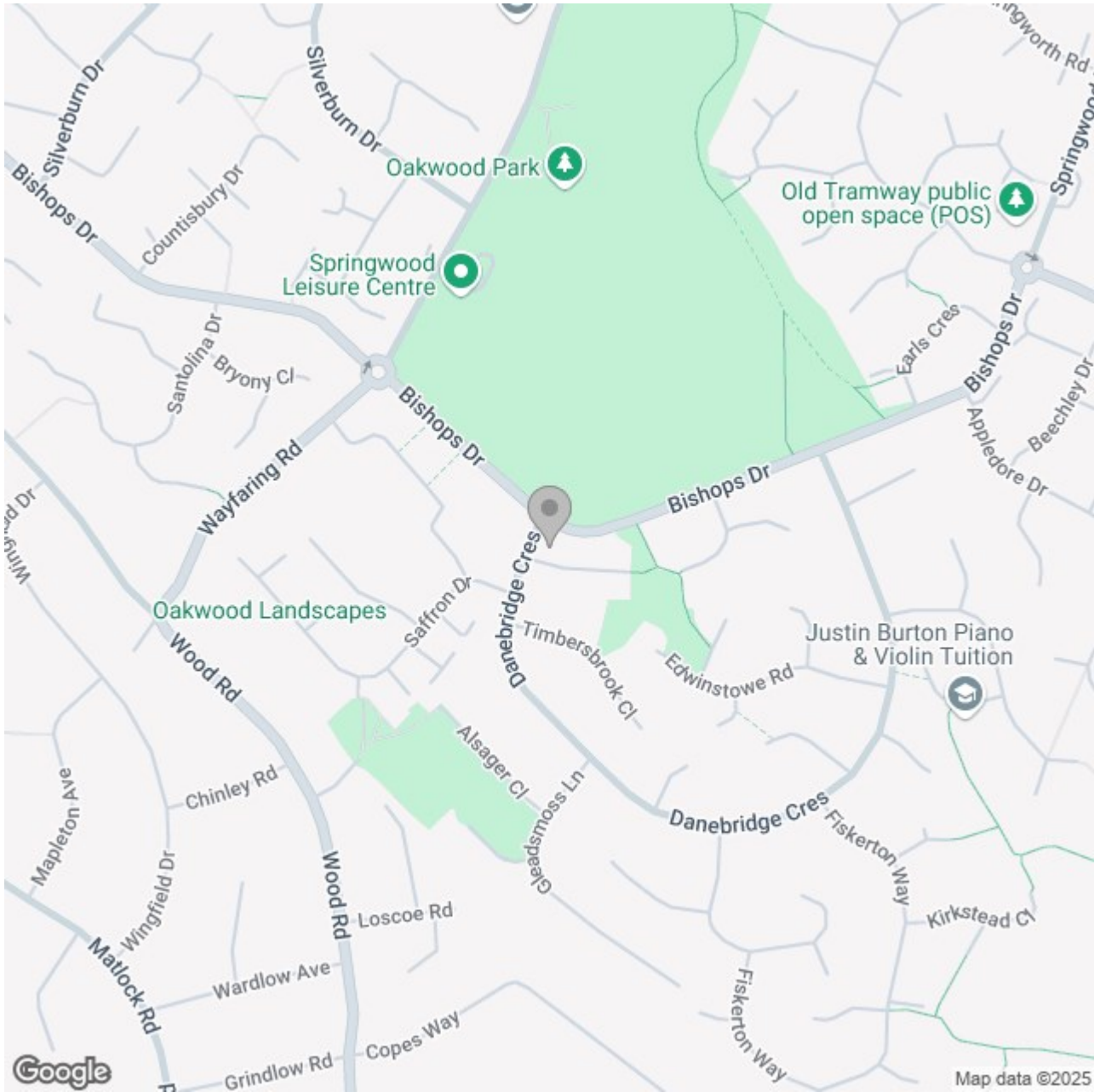
(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC