







An executive family detached home occupying a desirable cul-de-sac location, having the benefit of UPVC double glazing and gas central heating throughout the extensive family accommodation briefly comprises of reception hallway, guest cloakroom, lounge, separate dining room, open plan fitted dining kitchen with a range of integral appliances and utility room. To the first floor the home offers four good size double bedrooms with the master having en-suite shower room and a separate family Jack & Jill bathroom.

Outside the home offers a mature and well established rear garden offering a high degree of privacy with a double width driveway to the front leading to a single integral garage. This property has a wealth of parking not just immediately to the front of the property but also to the side of the cul-de-sac. The property can only be fully appreciated by an internal inspection. Within commutable distance of the A38 linking major road networks.





### Entrance Hall

Entrance door to front elevation, laminate floor covering, radiator and stairs to first floor accommodation.

### Cloakroom

Fitted with a two piece white suite comprising of low-level WC and pedestal wash hand basin, laminate floor covering and radiator.

### Living Room

With UPVC bay window to front elevation, radiator, the focal point of the room being the coal effect gas fire with sandstone backing and hearth.

### Dining Room

With sliding patio doors to conservatory, radiator and laminate floor covering.

### Conservatory

Of brick and UPVC construction French doors to rear garden, tiled floor covering, power and lighting.

### Kitchen

With UPVC double glazed doors and window to rear elevation, radiator, tile floor covering, spotlights to ceiling and pantry cupboard. The fitted kitchen has a range of eye and base level units and drawers one and a half bowl stainless steel sink unit with mixer tap over, integrated oven hob and extractor, integrated fridge freezer and dishwasher.

### Utility

With door to side elevation, continuation of tile floor covering, wall and base units with a stainless steel sink and drainer, plumbing and appliance space for washing machine machine and tumble dryer and radiator.



### Landing

With radiator and loft access, airing cupboard housing the combination Worcester boiler and radiator.

### Master Bedroom

With two UPVC double glazed windows front elevation, radiator, two built-in double wardrobes, and door to:











### Re-fitted Ensuite

With UPVC double glazed window to front elevation, fitted with a three-piece white suite comprising of vanity wash hand basin, low level WC, enclosed shower cubicle, extractor fan, spotlights to ceiling, tiled floor covering and half tiles to wall.

### Rear Bedroom Two

With UPVC double glazed window to rear elevation, radiator, built-in double wardrobe and door to Jack & Jill family bathroom.

### Rear Bedroom Three

With UPVC double glazed window to rear elevation, radiator and built-in double wardrobe.

### Front Bedroom Four

With UPVC double glazed window to front elevation, radiator and built-in double wardrobe.



### Jack & Jill Family Bathroom

With UPVC double glazed window to rear elevation, fitted with a three-piece suite comprising of pedestal wash hand basin, panel bath with shower over and screen, low level WC, radiator and half tiles to walls.

### Outside

The enclosed rear garden has a paved patio area, lawned garden with an array of mature shrubs and trees enclosed by timber fencing, outdoor shed, outside tap, lighting and power.

To the front of the property, there is off-road parking for two vehicles leading to a single garage and a lawn front garden enclosed by hedgerow.



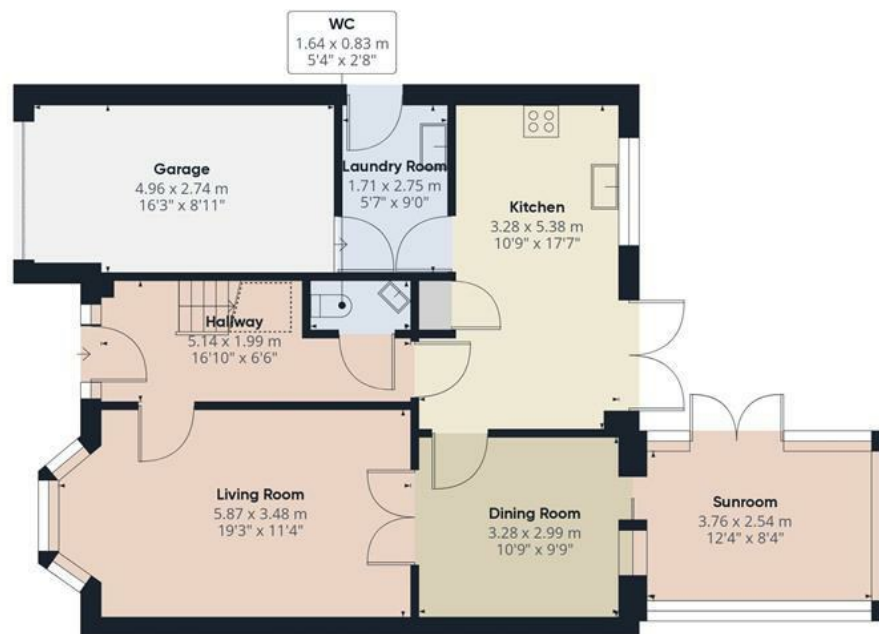












Floor 0

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

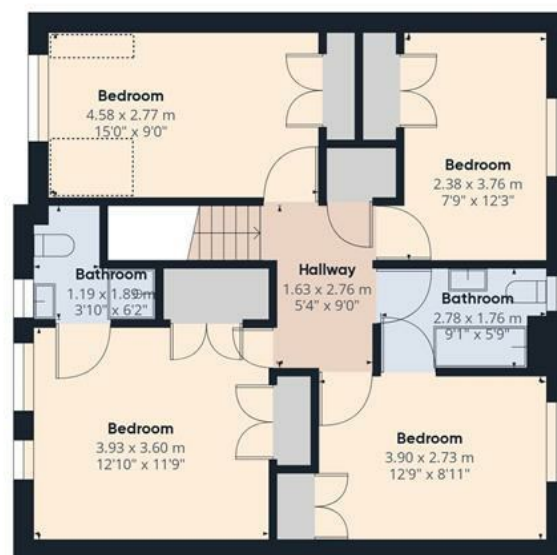
152.12 m<sup>2</sup>

1637.42 ft<sup>2</sup>

Reduced headroom

3.36 m<sup>2</sup>

36.21 ft<sup>2</sup>



Floor 1

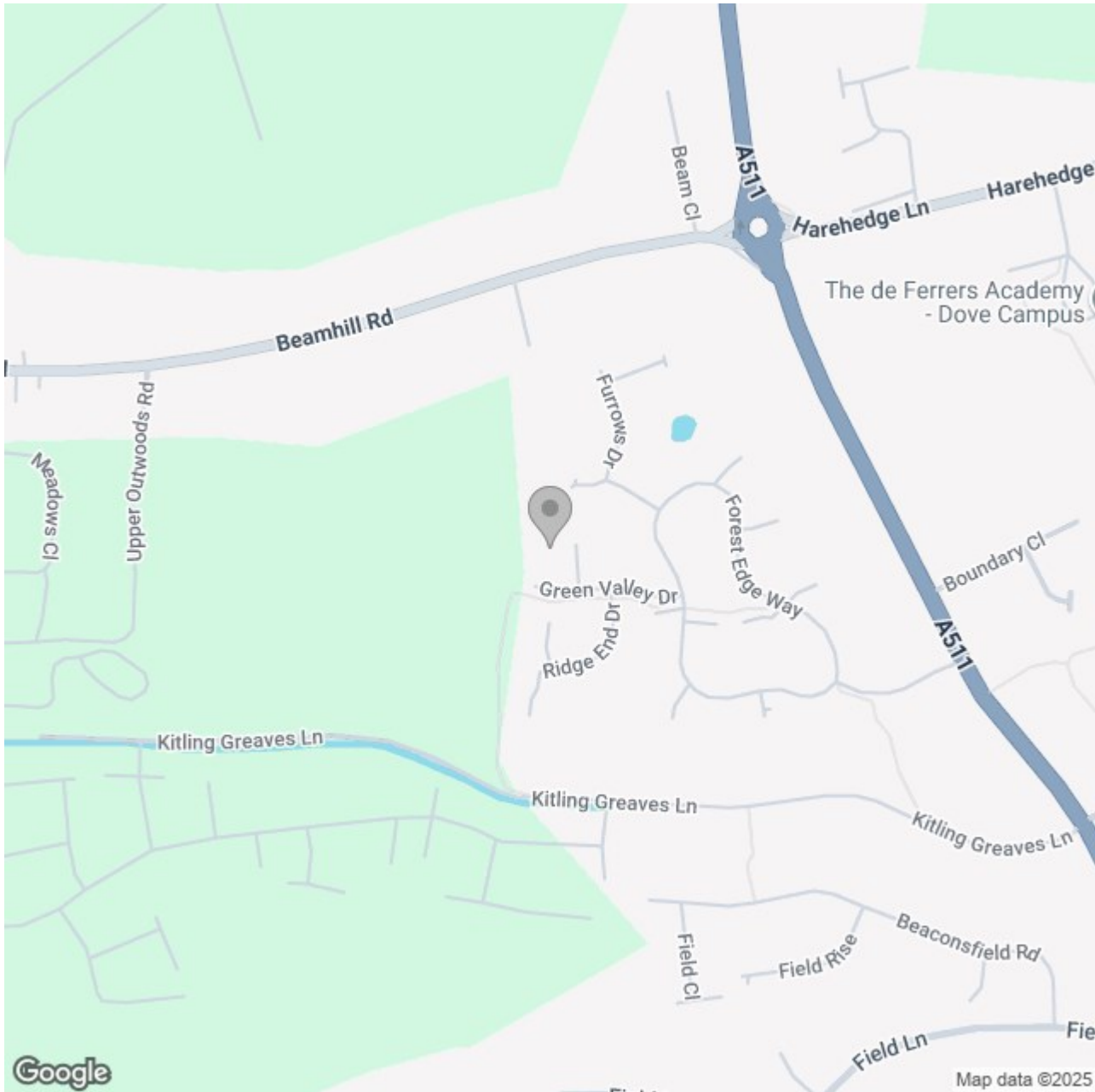
(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>82</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