







**\*\* EXTENDED FIVE BEDROOM FAMILY HOME \*\***  
**SOLAR PANELS FOR ENHANCED ENERGY EFFICIENCY**  
**\*\* TWO RECEPTION ROOM \*\***

This substantial property has been impeccably extended to provide fantastic family accommodation, offering five bedrooms, two reception rooms and two en-suite bathrooms. Situated in a well-established residential area close to town centre amenities, the home also benefits from UPVC glazing, fascias, and gas central heating via a combination boiler..

The ground floor layout briefly comprises a welcoming hallway, a spacious kitchen, a lounge, a separate dining room, and a conservatory overlooking the garden. Additional features include a utility room and a cloaks/WC. Stairs lead to the landing and the first floor, where you'll find five well-presented bedrooms, including two with en-suite bathrooms, and a family bathroom.

Outside, the property offers wide access at the front with a large block-paved driveway providing ample on-site parking. The south-facing frontage has 16 solar panels to significantly enhance the home's energy efficiency, resulting in lower energy costs.

This is an exceptional family home, and viewing is highly recommended.





### Entrance Hall

With a UPVC double glazed front entry door leading into, UPVC double glazed window to the front elevation, two central heating radiators, staircase rising to the first floor landing, door leading to:

### Living Room

With a UPVC double glazed bow window to the front elevation, two central heating radiators, the focal point of the room being the gas fireplace with a timber Adam style surround and tiled hearth, TV aerial point, UPVC double glazed double doors leading to:

### Kitchen

With a UPVC double glazed window to the front elevation, two central heating radiators, matching base and eye level storage cupboards and drawers with wood block effect roll top preparation work surfaces, range of integrated appliances includes a four ring electric hob, grill, composite sink and drainer with mixer tap, further space for freestanding white goods, internal door leading to:

### Utility

With a UPVC double glazed window to the side elevation, central heating radiator, tiled floor throughout, matching base and eye level storage cupboards, roll top preparation wood block effect work surfaces, composite rear entry door, internal door leading to:

### WC

With a low-level WC, UPVC double glazed frosted glass window to the side elevation, tiled flooring throughout and wash hand basin with mixer tap.



### Dining Room

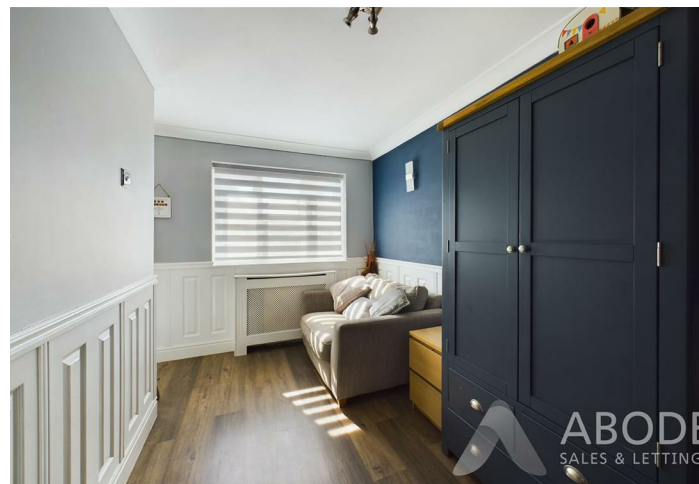
With UPVC double glazed window to the rear elevation, telephone point, central heating radiator and a useful under stairs storage cupboard, internal door leading to:

### Conservatory

With UPVC double glazed windows to both rear and side elevations and UPVC double glazed double doors leading to the rear patio.











### Landing

With access to loft spaces via loft two hatches, in airing cupboard is the Worcester Bosch central heating condensing gas boiler, internal doors lead to:

### Bedroom One

With two UPVC double glazed windows to rear and side elevations and central heating radiator.

### Bedroom Two

With a UPVC double glazed window to the front elevation, central heating radiator and TV aerial point.

### Ensuite

Featuring a three-piece shower suite comprising of low-level WC, floating wash handbasin with tiled splashback, corner shower cubicle with electric shower over, central heating radiator, extractor fan and spot lighting to ceiling.

### Bedroom Three

With a UPVC double glazed window to the front elevation, central heating radiator, TV aerial points, dimmer switch lighting, internal door leading to:

### Ensuite

Featuring a three-piece shower suite comprising of low-level WC, floating wash hand basin with tiled splashback, corner shower cubicle with electric shower over, central heating radiator, extractor fan and spot lighting to ceiling

### Bedroom Four

With a UPVC double glazed window to the front elevation, central heating radiator.

### Bedroom Five

With a UPVC double glazed window to the front elevation and central heating radiator.

### Bathroom

With a UPVC double glazed frosted glass window to the rear elevation, featuring a three piece bathroom suite comprising of low level WC, wash hand basin with mixer tap, panelled bathroom unit with mixer tap and tiled surrounding and chrome heated towel radiator.







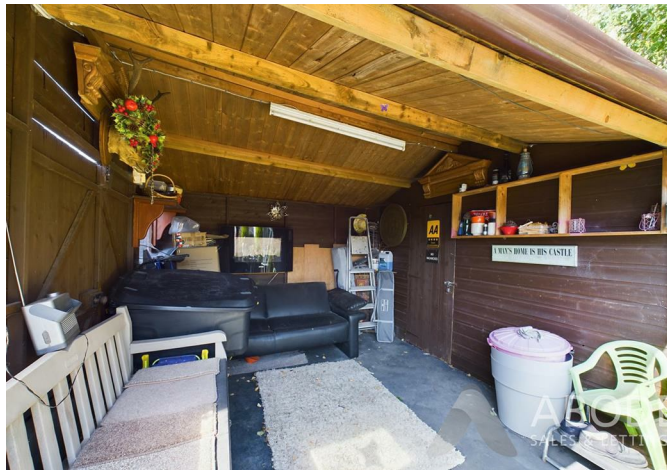
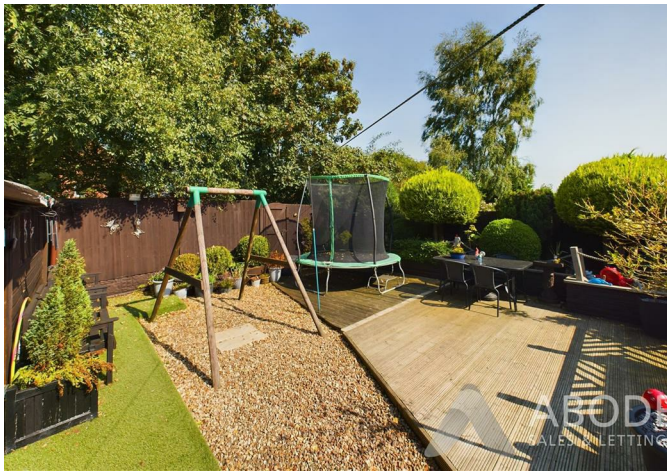














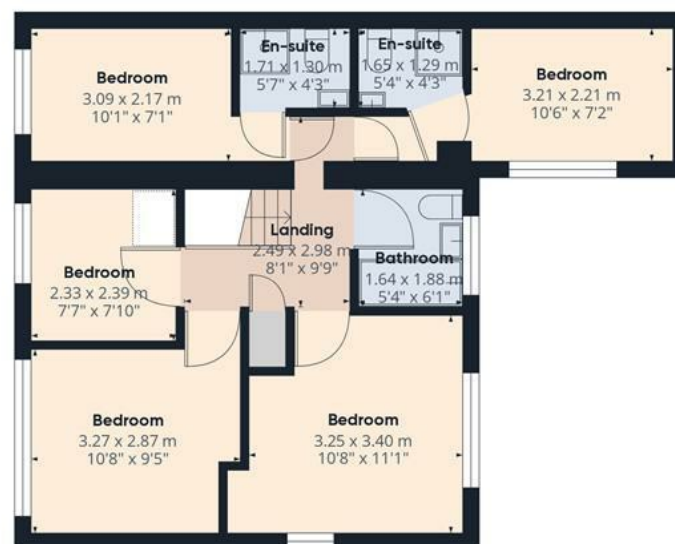


Floor 0

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

122.5 m<sup>2</sup>

1318.58 ft<sup>2</sup>



Floor 1

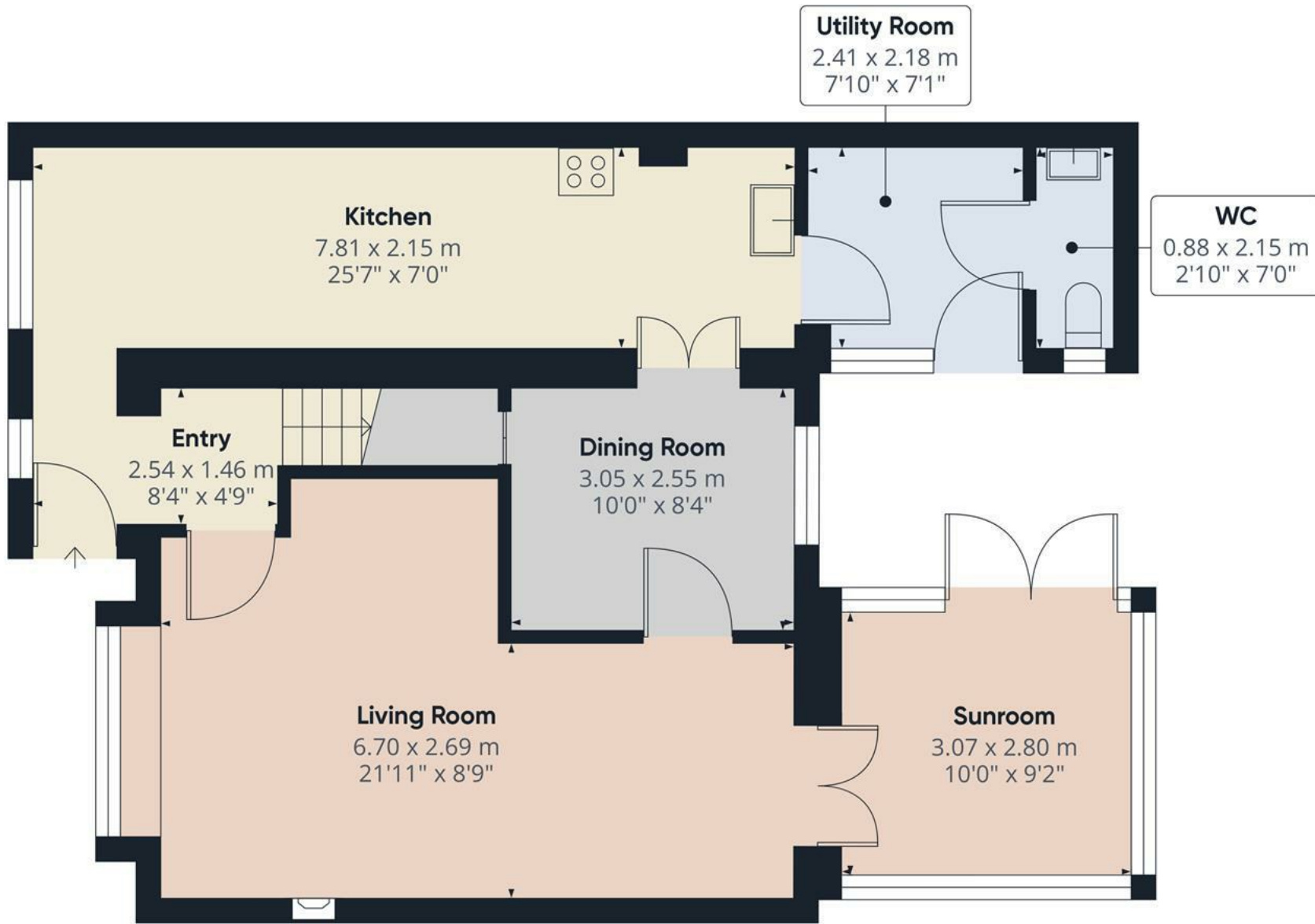
(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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

69.55 m<sup>2</sup>  
748.63 ft<sup>2</sup>

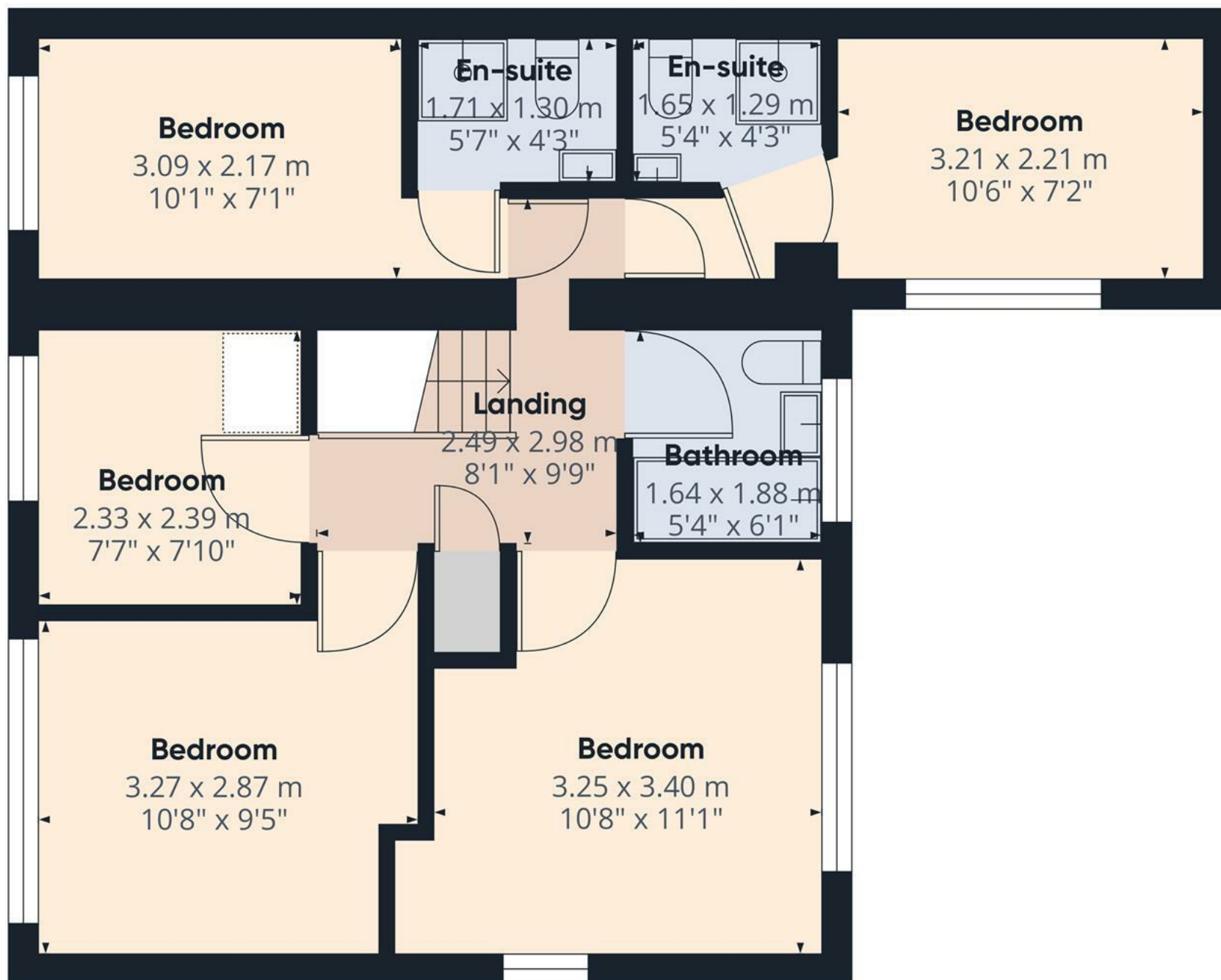
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Floor 1

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

52.95 m<sup>2</sup>

569.95 ft<sup>2</sup>

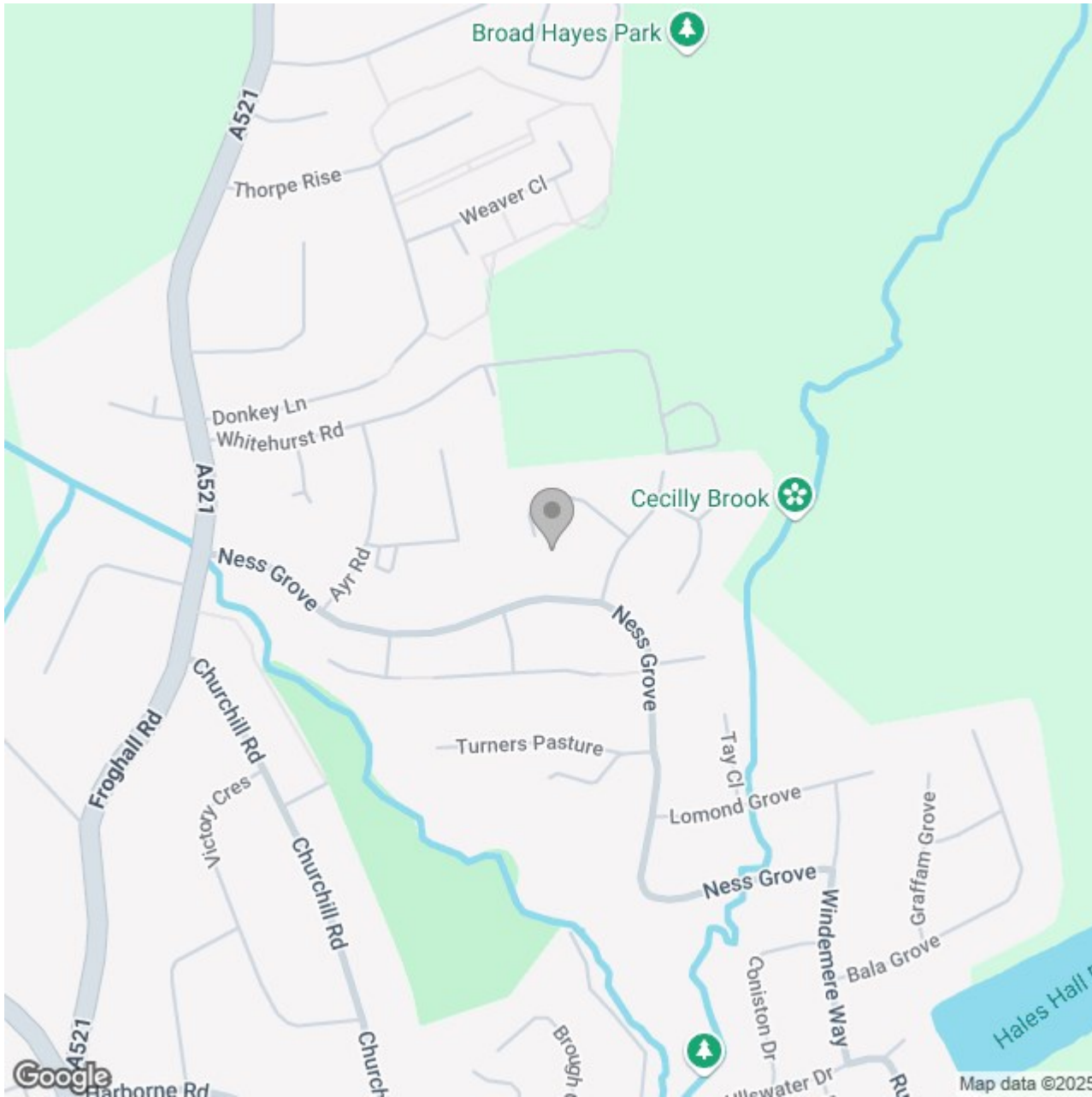
(1) Excluding balconies and terraces

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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>83</b>	<b>89</b>
(69-80) <b>C</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 