





\*\*\*\* MODERN PROPERTY IN  
UNIQUE POSITION \*\*\*\* VIEWS  
OVER THE PLAYING FIELDS \*\*\*\*  
GOOD SIZE PLOT \*\*\*\* DOUBLE  
GARAGE \*\*\*\* NO ONWARD CHAIN.

This is a well presented modern property full of character and charm in a delightful position. In brief the property offers a hall, guest cloakroom, lounge diner and a fitted kitchen with dining/living area and separate utility room. The first floor offers four good size bedrooms, the master with ensuite and wardrobes in all bedrooms, family bathroom with free standing bath. Gardens to the side and rear, SOLAR PANELS, ample parking and a detached double garage. INTERNAL VIEWING IS HIGHLY RECOMMENDED.



## HALL

Entrance door into the hall with feature wood panelled walls, radiator, stairs to the first floor, solid wood floor and internal doors.

## CLOAKROOM

Low flush wc, wash hand basin, radiator.

## LOUNGE DINER

Solid wood floor, UPVC double glazed window to the front and sliding glass door to the rear, two radiators.

## OPEN PLAN KITCHEN

Fitted base and drawer units with work surfaces, kitchen island, breakfast bar and a sink and drainer unit. Rangemaster cooker, integrated fridge freezer and dishwasher, UPVC double glazed window to the front and rear, radiator and door to the utility.

## UTILITY

Fitted units, work surface, plumbing and space for a washing machine, radiator and door to the garden.

## FIRST FLOOR LANDING

Feature arched window to the front, wood panelled wall, radiator, airing cupboard and doors to -

## BEDROOM 1

Wardrobes, UPVC double glazed window to the rear, radiator and door to the en suit.



## EN SUITE

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

## BEDROOM 2

Wardrobes, upvc double glazed window to the rear and a radiator.

## BEDROOM 3

Wardrobes, upvc double glazed window to the front and a radiator.







#### **BEDROOM 4**

Wardrobes, upvc double glazed window to the front and a radiator.

#### **BATHROOM**

Free standing bath with mixer tap and hand held shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

#### **DOUBLE GARAGE**

Two up and over doors, power and lights.

#### **OUTSIDE**

Good size plot with space behind the garage currently used as a hot tub and seating area. Side nature garden and a rear garden offering artificial lawn, decked patio, natural pond and a lower seating area with brick bbq and shed. The garden has access both sides and ample parking to the front with EV charging point.













