







\*\*\*\* IMMACULATE  
DETACHED PROPERTY WITH  
MODERN FITTED BREAKFAST  
KITCHEN \*\*\*\* This is an  
impressive family home  
currently used as a three  
bedroom detached, changed  
from a four bedroom. In  
brief the property offers a  
hall with guest cloakroom,  
lounge and a dining room,  
conservatory and re-fitted  
breakfast kitchen. The first  
floor offers three double  
bedrooms, master with an  
ensuite and a family  
bathroom. Enclosed rear  
garden, drive and a single  
garage. INTERNAL VIEWING  
IS A MUST.



## HALL

Entrance door into the hall with stairs to the first floor, radiator storage cupboard and doors to -

## CLOAKROOM

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

## LOUNGE

Feature Adams style fireplace with living flame coal effect gas fire, radiator and two upvc double glazed windows.

## DINING ROOM

Double glazed patio doors into the conservatory and a radiator.

## CONSERVATORY

Brick base and upvc double glazed windows and doors onto the garden.

## KITCHEN

Fitted wall mounted, base and drawer units with work surfaces, breakfast bar and a sink and drainer unit. Fitted electric double oven and a microwave oven, electric hob and extractor. Integrated dishwasher, washing machine and fridge freezer, two upvc double glazed windows and a door onto the garden, radiator.

## FIRST FLOOR LANDING

Airing cupboard and doors to -



## BEDROOM 1

Built in wardrobes, upvc double glazed window and a radiator.

## EN SUITE

Walk-in shower, vanity sink unit with wash hand basin and storage under, low flush wc, chrome heated towel radiator and a upvc double glazed window.

## BEDROOM 2

Formerly two bedrooms with two upvc double glazed windows and two radiators.











### BEDROOM 3

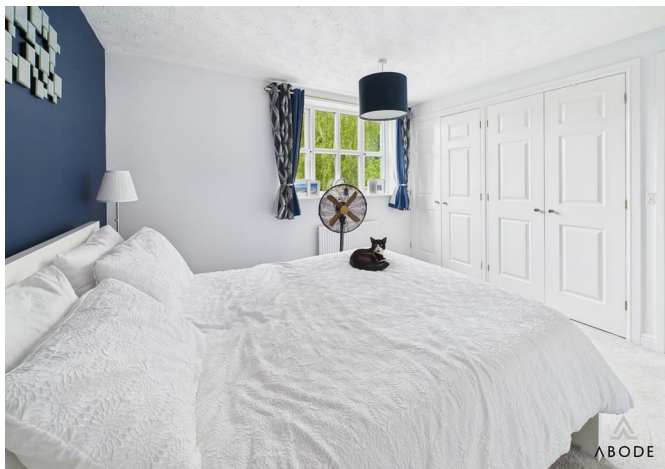
Built in wardrobes, upvc double glazed window and a radiator.

### BATHROOM

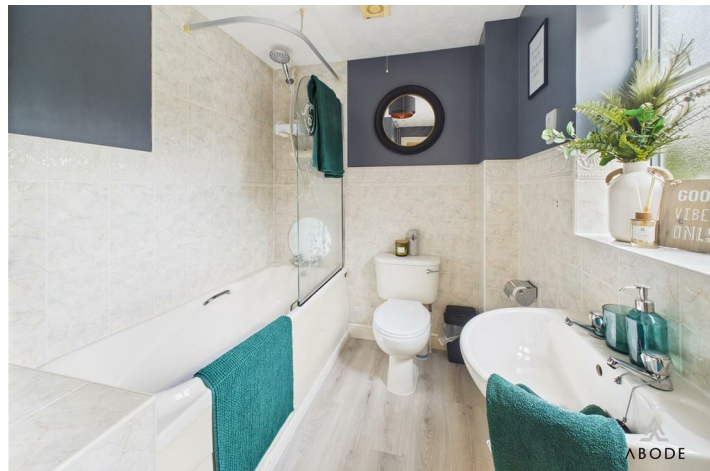
Panel enclosed bath with a shower and shower screen, wash hand basin, low flush wc, radiator and upvc double glazed window.

### OUTSIDE

Front and side garden with lawn and shrubs. Double width drive and a single garage with up and over door. Enclosed rear garden offering a lawn with mature plants and shrubs, paved seating areas.



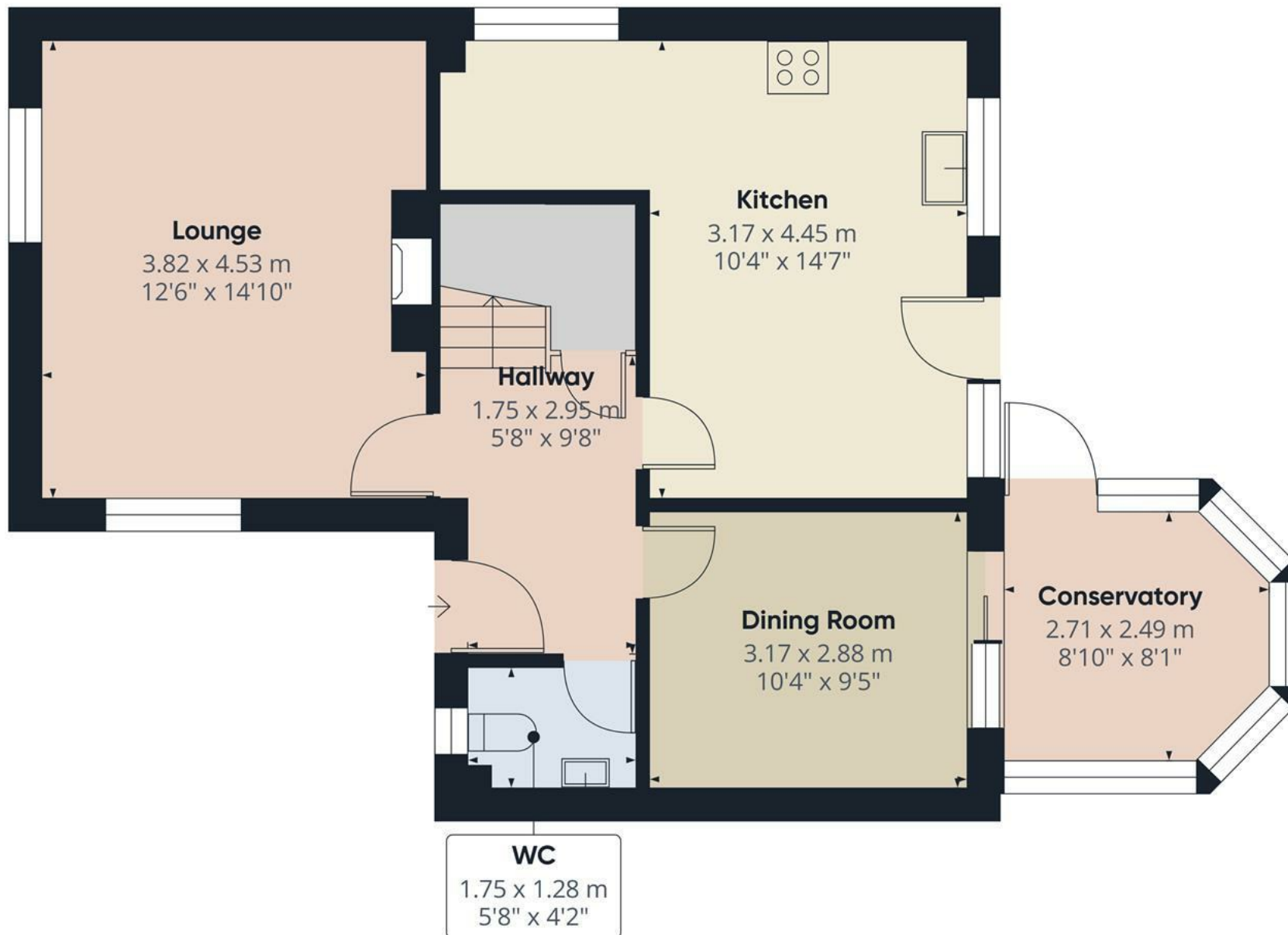












Floor 0

Approximate total area<sup>(1)</sup>  
61.4 m<sup>2</sup>  
661 ft<sup>2</sup>

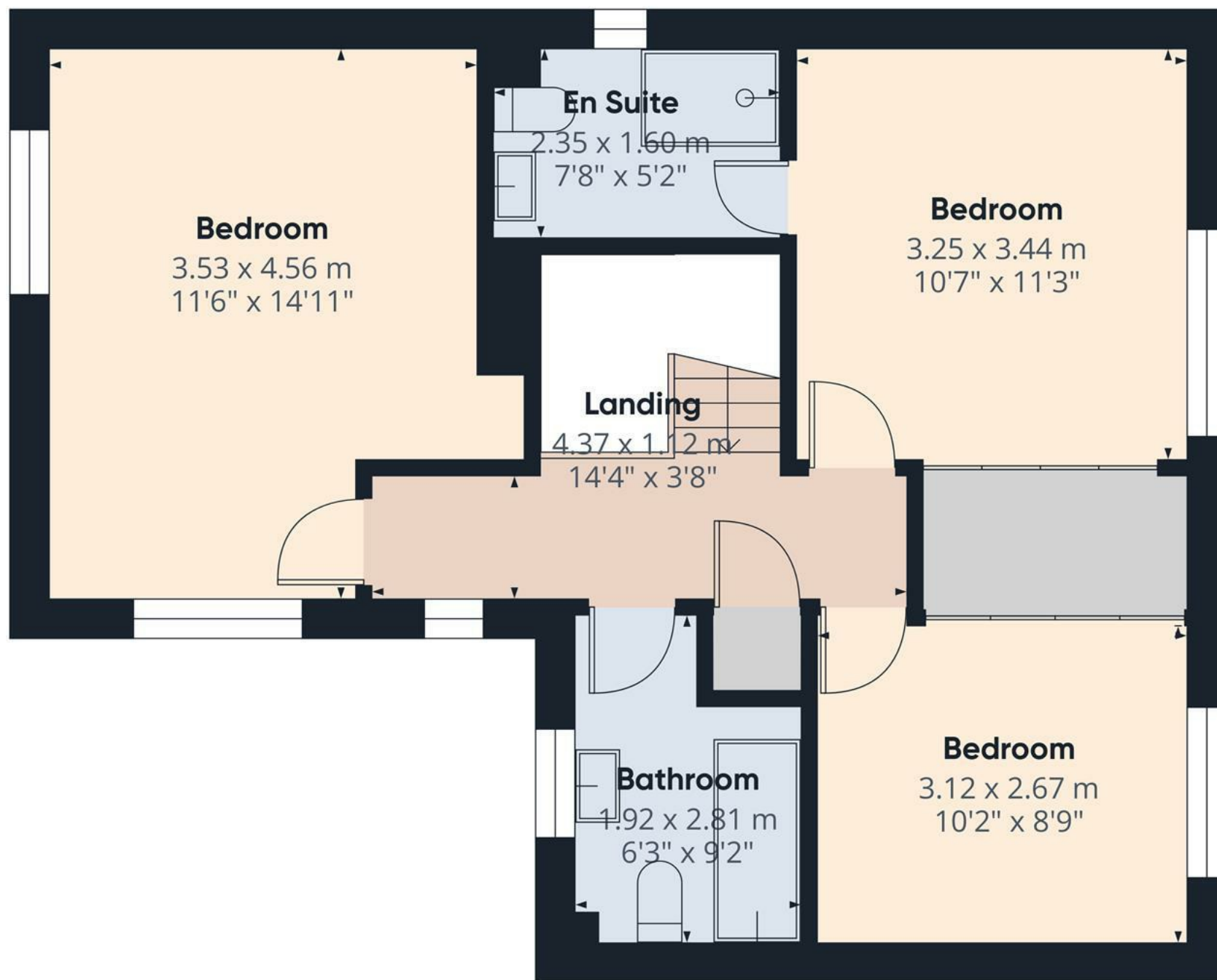
(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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Floor 1

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

52.2 m<sup>2</sup>  
562 ft<sup>2</sup>

(1) Excluding balconies and terraces

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