





\*\*\*\* BEAUTIFULLY PRESENTED  
FAMILY HOME WITH A SOUTH  
WESTERLY FACING GARDEN \*\*\*\*

Well proportioned  
accommodation offering a hall  
with guest cloakroom, dual  
aspect lounge with doors onto  
the garden. Fitted dining  
kitchen and a utility area. Four  
double bedrooms, master with  
wardrobes and an en suite  
shower room, family bathroom  
with bath and a double shower.  
Enclosed garden, drive and a  
single garage. INTERNAL  
VIEWING HIGHLY  
RECOMMENDED.



## HALL

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

## CLOAKROOM

Low flush wc, wash hand basin and radiator.

## SPACIOUS LOUNGE

Upvc double glazed windows, two radiators and upvc double glazed double doors onto the garden.

## KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a breakfast bar. Sink and drainer unit, fitted electric double oven and induction hob with extractor. Integrated fridge freezer and a dishwasher. Two radiators and upvc double glazed windows to the front, rear and side elevations.

## UTILITY AREA

Fitted cupboards, plumbing and space for washing machine, space for a tumble dryer, radiator and door to the garden.

## FIRST FLOOR LANDING

Loft access and doors to -

## BEDROOM

Wardrobes, radiator and upvc double glazed window.



## EN SUITE

Double shower, wash hand basin, low flush, ladder style radiator and upvc double glazed window.

## BEDROOM

Upvc double glazed window and radiator.







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## BATHROOM

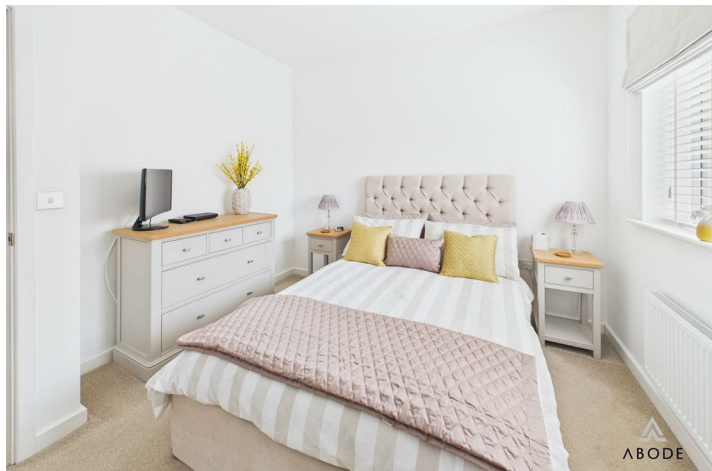
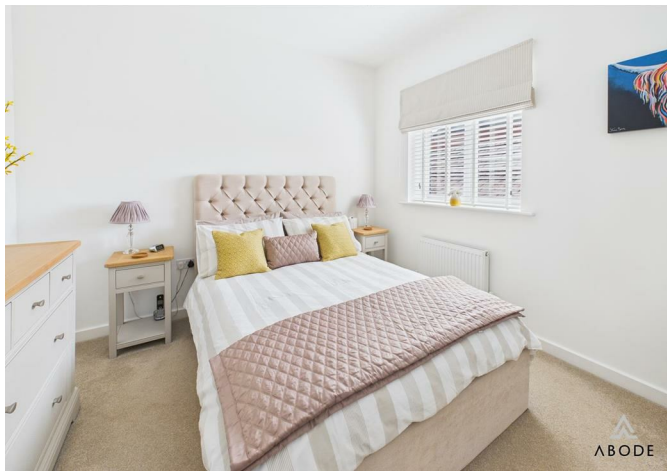
Double shower, panel enclosed bath, wash hand basin, low flush wc, ladder style radiator and upvc double glazed window.

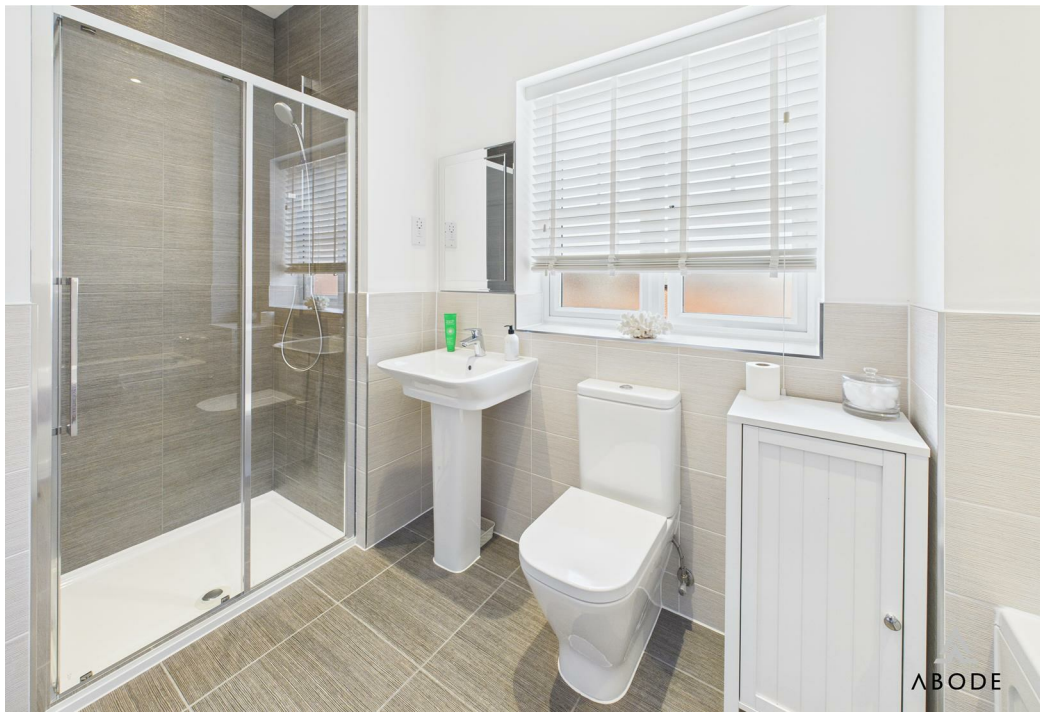
## OUTSIDE

Long side drive down to a single garage to one side of the property and a lawned area the other side of the property.

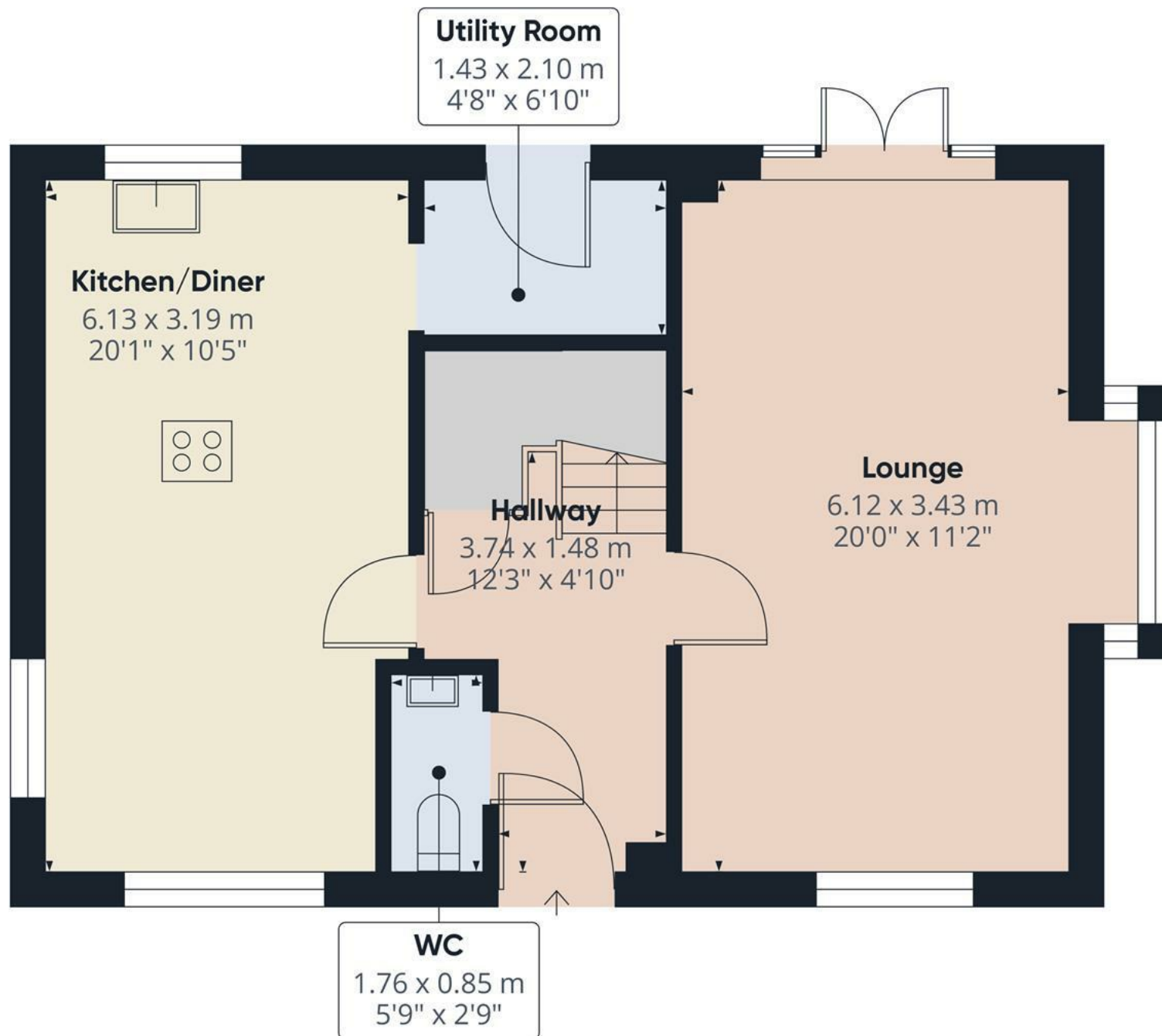
Enclosed south west facing rear garden with patio area, lawn with shrubs and borders, space to the rear of the garage.











Floor 0

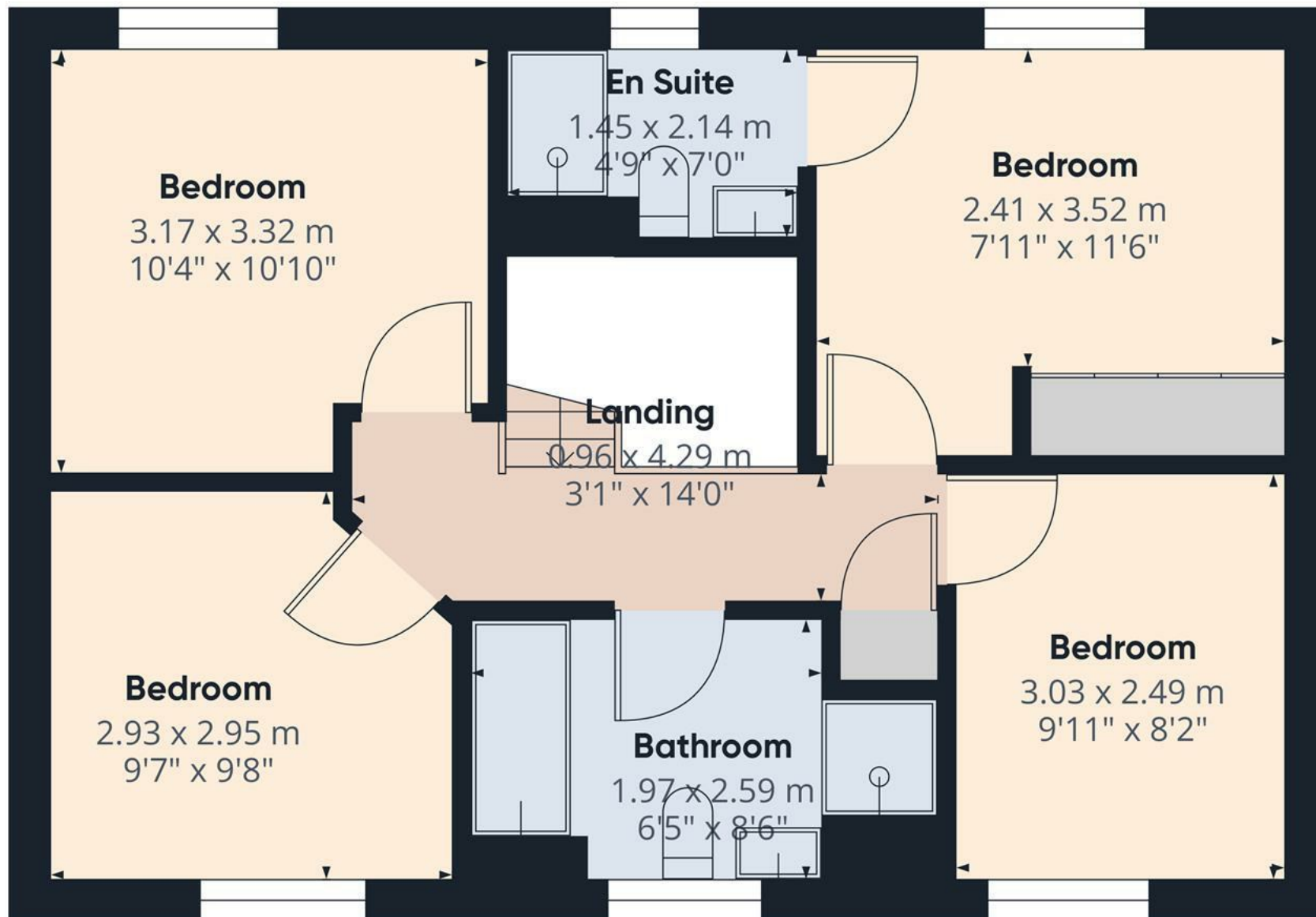
Approximate total area<sup>(1)</sup>

56.2 m<sup>2</sup>  
605 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area<sup>(1)</sup>  
49.5 m<sup>2</sup>  
532 ft<sup>2</sup>

(1) Excluding balconies and terraces

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