





\*\*\*\* IMPRESSIVE EXTENDED FAMILY HOME \*\*\*\* COUNTRYSIDE VIEWS TO THE REAR \*\*\*\* This is a great opportunity to purchase a well presented family home in a sought after position. In brief the property offers a hallway, lounge and a dining room/family room, fitted dining kitchen, utility room and a guest cloakroom and shower room. The first floor offers three bedrooms and a family bathroom. Ample parking to the front and side and a double garage. A VIEWING APPOINTMENT IS HIGHLY RECOMMENDED.



## HALL

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

## LOUNGE

Feature fireplace with log burner, upvc double glazed windows and doors onto the garden, cast iron style radiator.

## DINING ROOM/FAMILY ROOM

Upvc double glazed bay window and a cast iron style radiator.

## KITCHEN DINER

High specification fitted units with Quartz work surfaces and a Belfast style sink with mixer tap. Space for a range style cooker and fitted extractor hood, integrated fridge freezer, dishwasher and a built in wine cooler. Upvc double glazed windows and a cast iron style radiator.

## UTILITY ROOM

Matching units with Quartz work surface, plumbing and space for a washing machine, space for a tumble dryer, wall mounted gas boiler, storage cupboard and radiator.

## LOBBY

Door to the garden and doors to -

## CLOAKS CUPBOARD

Radiator.

## WC

Low flush wc and radiator.



## SHOWER ROOM

Shower, wash hand basin with storage under, chrome ladder style radiator.

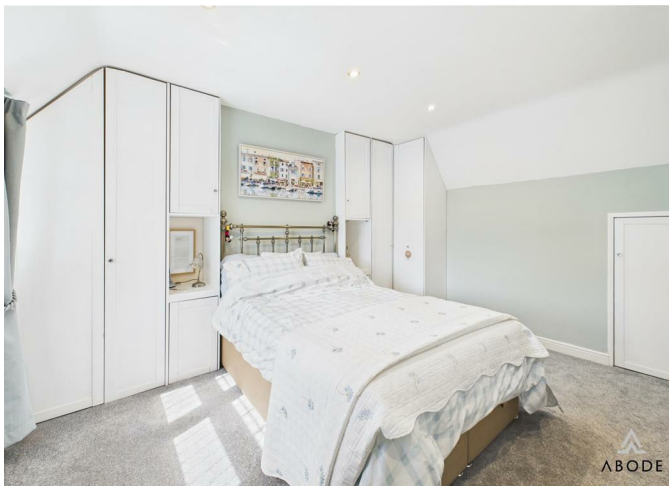
## FIRST FLOOR LANDING

Upvc double glazed window, cast iron style radiator, storage cupboard and doors to -

## BEDROOM

Wardrobes and cupboards, radiator and upvc double glazed window.







### BEDROOM

Upvc double glazed window and radiator.

### BEDROOM

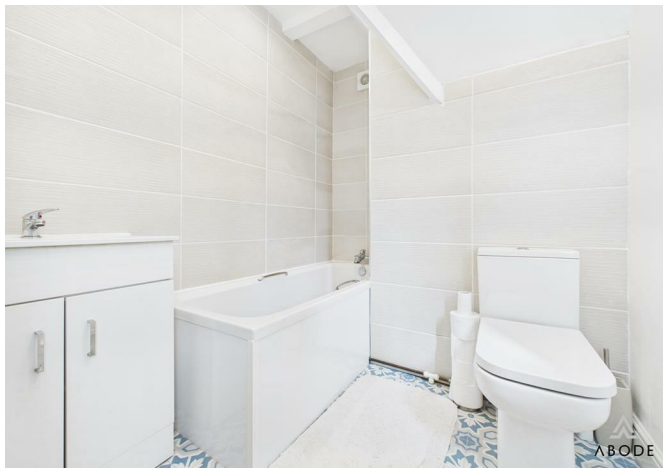
Upvc double glazed window and radiator.

### BATHROOM

Panel enclosed bath, wash hand basin with storage cupboard under, low flush wc, chrome heated towel radiator.

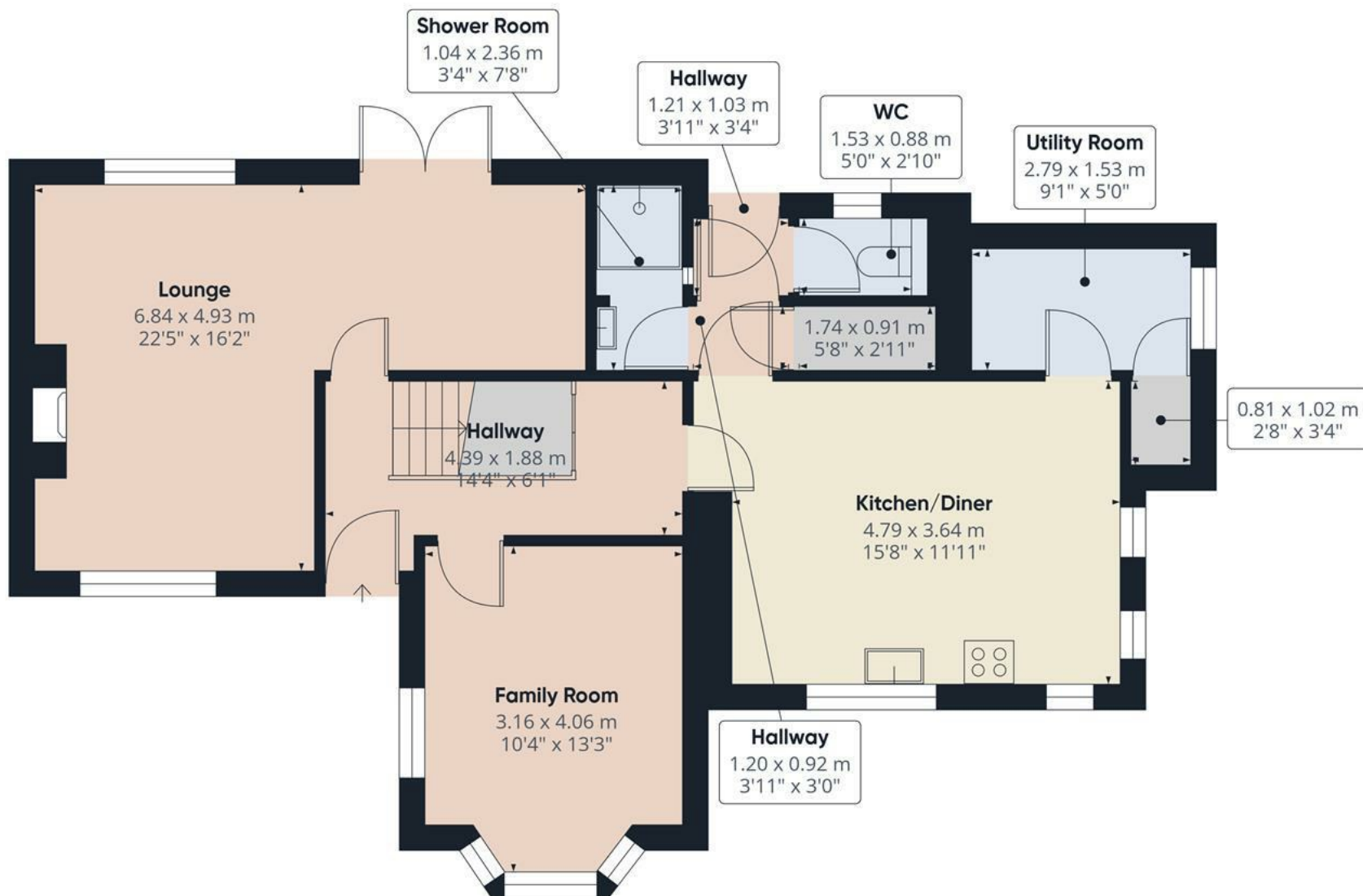
### OUTSIDE

Good size plot offering a lawn with borders and shrubs to the front. Ample parking parking down to a double garage. The rear offers a good size lawn, shrubs and plants, seating areas and lovely views over the fields.









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

77.5 m<sup>2</sup>

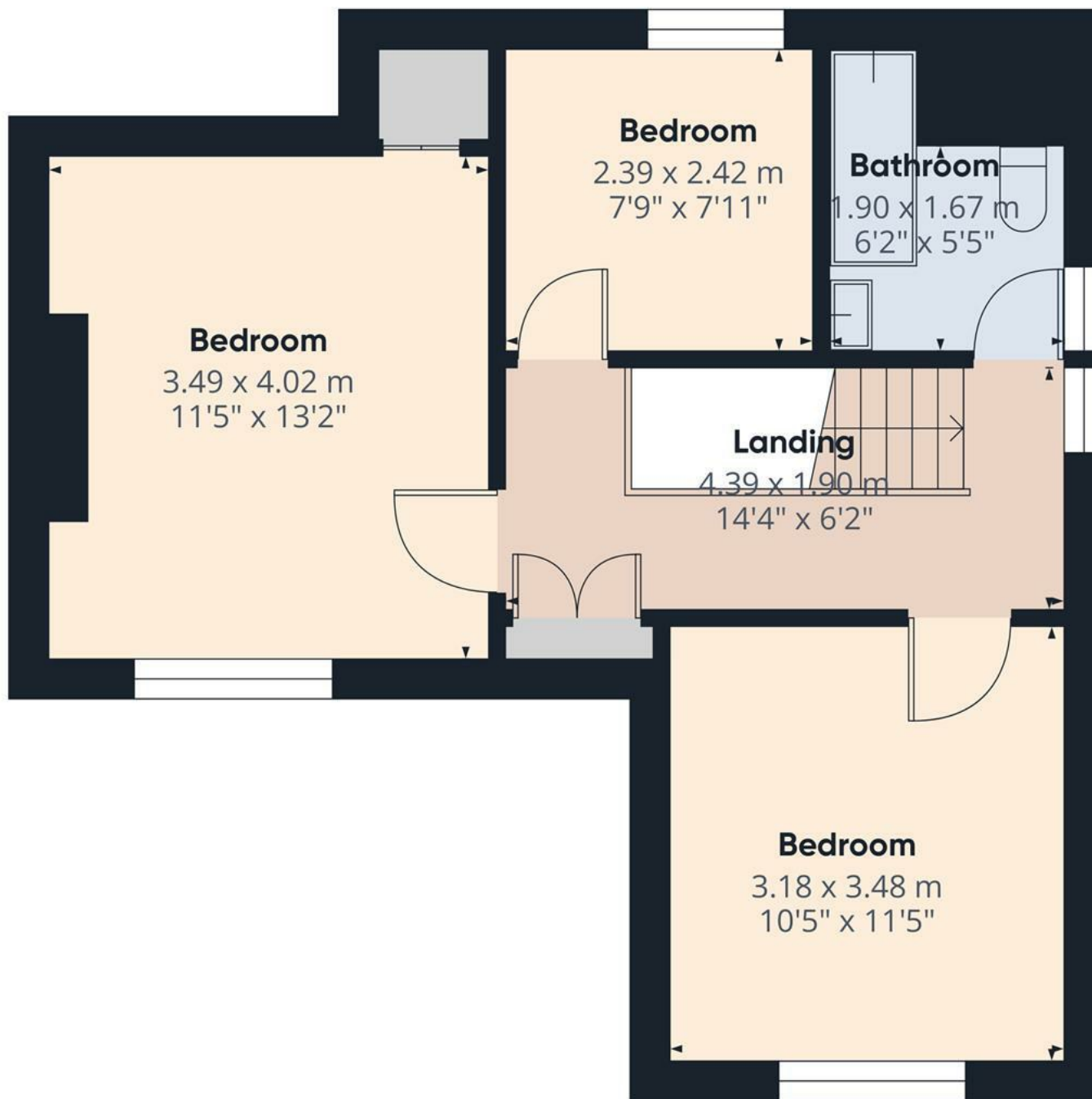
835 ft<sup>2</sup>

(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 0



Floor 1

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

41 m<sup>2</sup>  
441 ft<sup>2</sup>

(1) Excluding balconies and terraces

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