





***** MODERN FAMILY HOME WITH BALCONY, CONSERVATORY & LARGE WORKSHOP ***** This is a well presented property located in a popular area offering a hallway, guest cloakroom, lounge and a dining room. Fitted breakfast kitchen with a utility room and a conservatory. Four double bedrooms, ensuite shower and a family bathroom. Front drive, double garage with electric door, rear garden with summer house and a workshop. INTERNAL VIEWING HIGHLY RECOMMENDED.



HALL

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

CLOAKROOM

Low flush wc, vanity sink unit with wash hand basin and storage cupboard under, chrome ladder style radiator.

LOUNGE

Feature fireplace with living flame coal effect gas fire, radiator and upvc double glazed window.

DINING ROOM

Upvc double glazed bay window to the front and a radiator.

KITCHEN

Fitted wall mounted, base and drawer units with works surfaces and a sink and drainer unit. Fitted electric oven and gas hob with extractor hood, space for an American style fridge freezer, further appliance space, radiator, window and door to the conservatory and open into the utility room.

UTILITY ROOM

Fitted units with work surfaces and a sink and drainer unit, plumbing and space for a washing machine and space for a tumble dryer. Radiator and upvc double glazed window.

CONSERVATORY

Upvc double glazed windows and doors onto the garden, radiator and a tiled floor.

FIRST FLOOR LANDING

Loft access, upvc double glazed window and doors to -



BEDROOM 1

Three upvc double glazed windows, walk in wardrobe, radiator and door to the en suite.

EN SUITE

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

BEDROOM 2

Upvc double glazed window, wardrobe and radiator.







BEDROOM 3

Upvc double glazed window, wardrobe and radiator.

BEDROOM 4

Upvc double glazed window, wardrobe and radiator.

BATHROOM

Panel enclosed bath with an electric shower and shower screen, vanity sink unit with wash hand basin and storage under, low flush wc, storage cupboard, chrome ladder style radiator and upvc double glazed window.

DOUBLE GARAGE

Electric roller door, wall mounted gas boiler and a door into the hall.

OUTSIDE

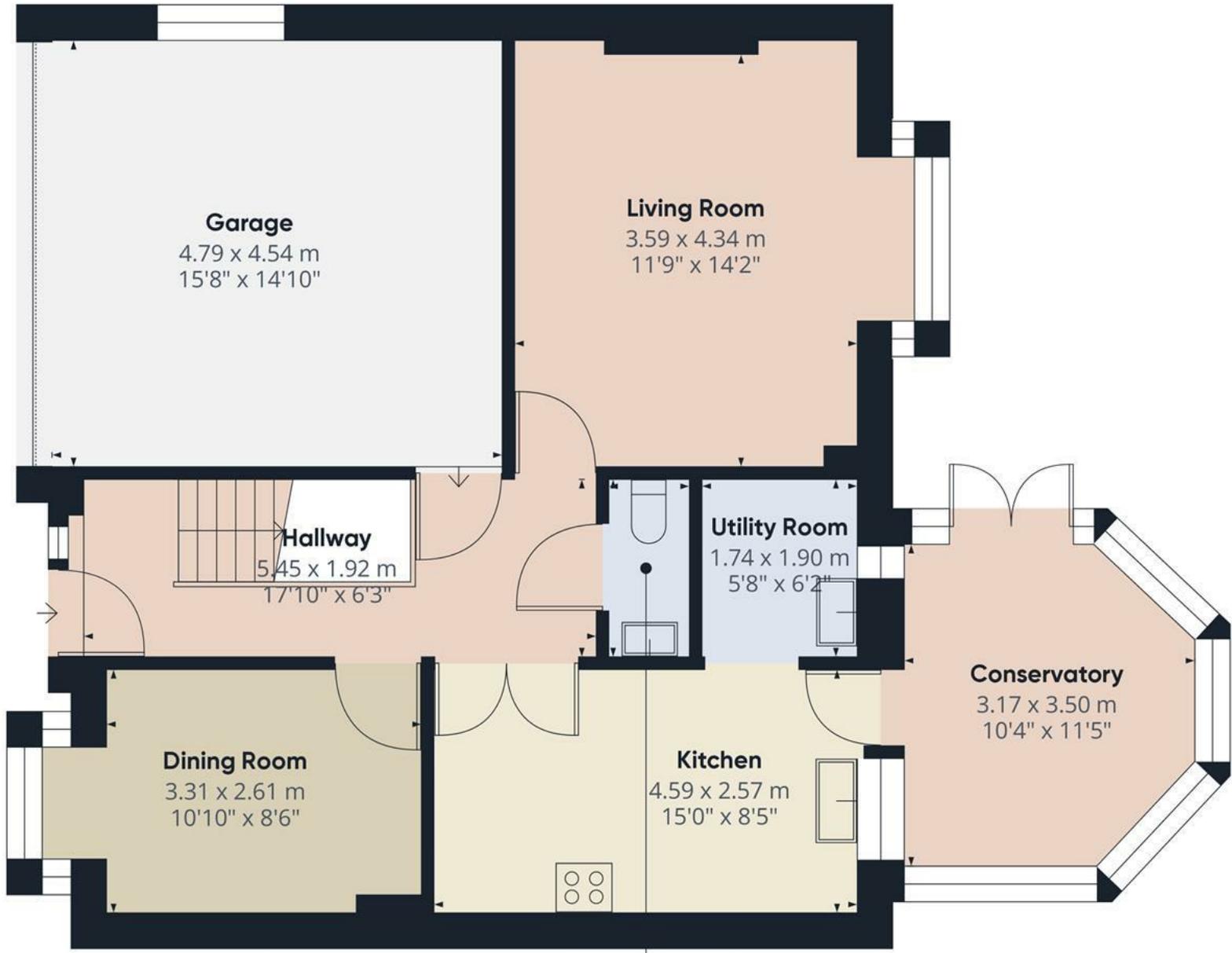
Wide drive to the front and a stoned garden area. Side gated access to the enclosed rear garden offering a patio and lawn, summer house and a large workshop with power.











Garage
4.79 x 4.54 m
15'8" x 14'10"

Living Room
3.59 x 4.34 m
11'9" x 14'2"

Hallway
5.45 x 1.92 m
17'10" x 6'3"

Utility Room
1.74 x 1.90 m
5'8" x 6'2"

Conservatory
3.17 x 3.50 m
10'4" x 11'5"

Dining Room
3.31 x 2.61 m
10'10" x 8'6"

Kitchen
4.59 x 2.57 m
15'0" x 8'5"

WC
0.88 x 1.90 m
2'10" x 6'2"

Approximate total area⁽¹⁾
87.92 m²
946.36 ft²

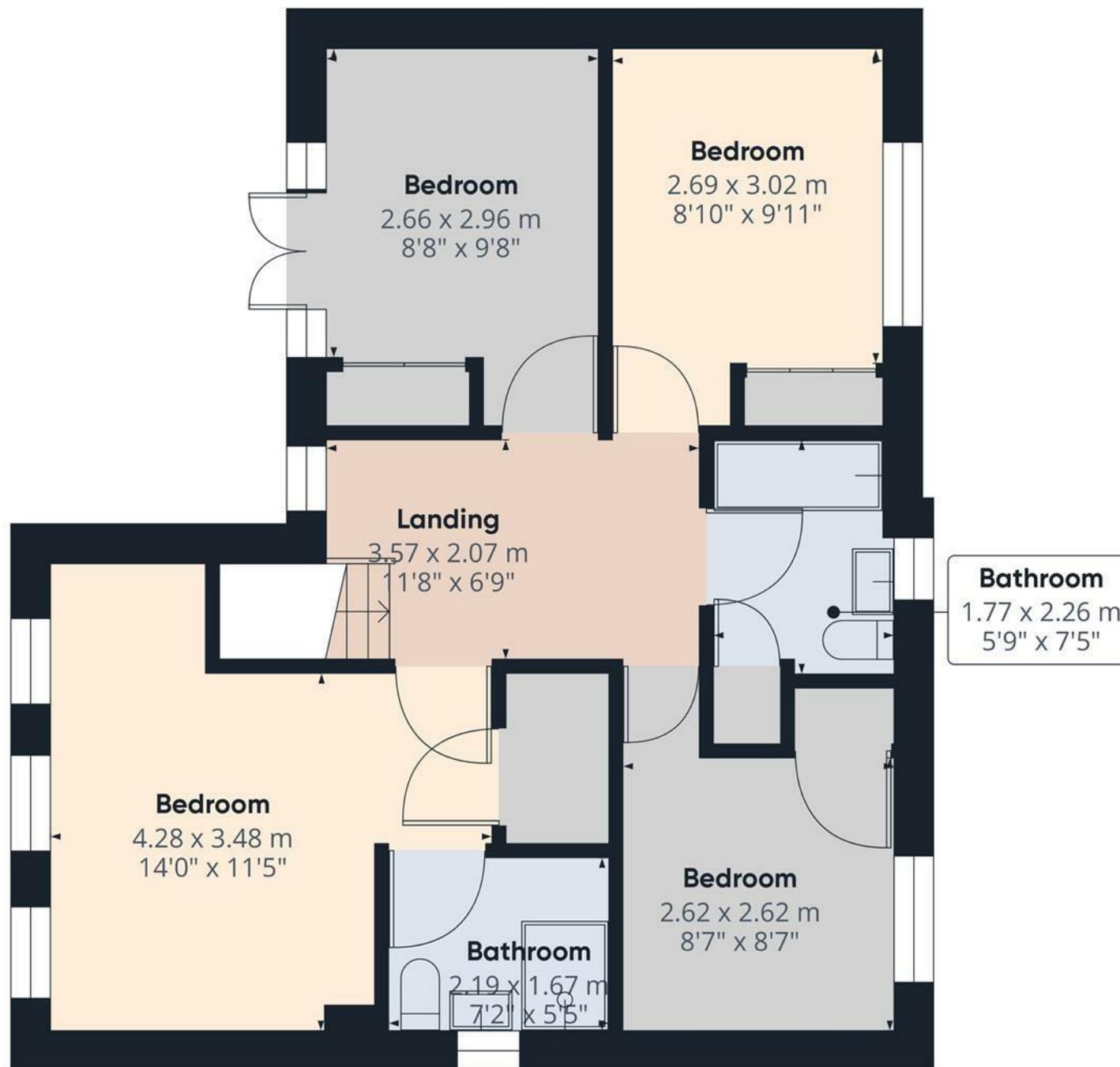
(1) Excluding balconies and terraces

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 0



Floor 1

Approximate total area⁽¹⁾

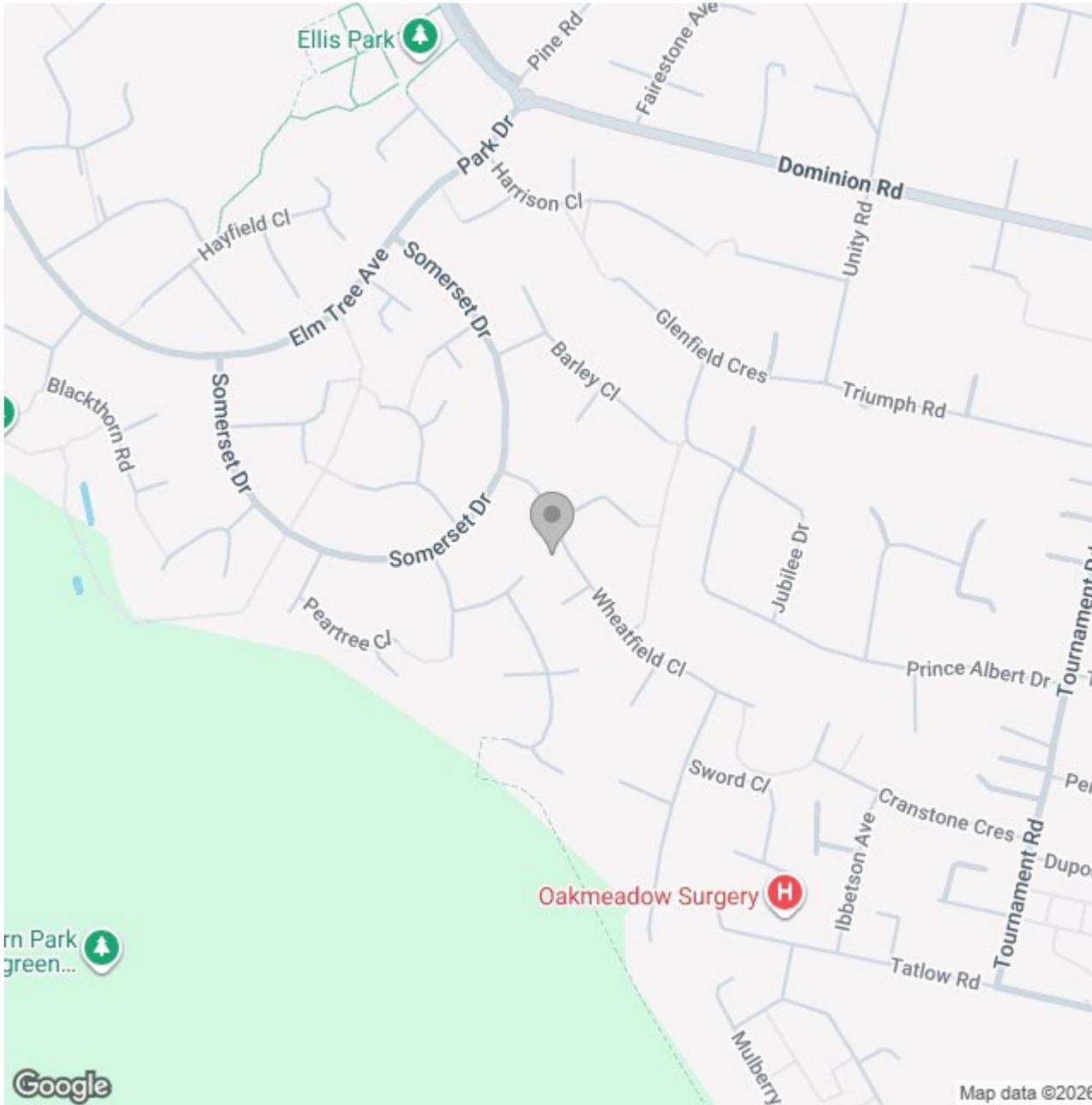
59.05 m²
635.62 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	