





WOW, WHAT A WONDERFULLY PRESENTED FAMILY HOME OCCUPYING A QUIET CORNER POSITION. Tucked away in a cul de sac, this attractive four bedroom detached house has plenty to offer all buyers and is stylishly presented throughout. It boasts a prime location for access to A1M and the M18 and you simply have to see it to really appreciate the quality of living. In brief the home comprises of entrance hall, living room with bow window, dining room/family room, WC, beautiful open plan kitchen/dining room with French doors to the large conservatory, landing, master bedroom with ensuite shower room, further double bedroom with ensuite shower room, two more bedrooms and a family bathroom complete the property accommodation. You will not want to miss the lovely landscaped gardens with hot tub, astro turf, multiple decked areas, **PLUS THE DOUBLE GARAGE HAS CURRENTLY BEEN CONVERTED INTO A BAR/GAMES ROOM.**



ENTRANCE HALL

18' 9" x 4' 3" (5.74m x 1.31m) Providing access to this beautiful detached house via the front facing double glazed door, leading to the entrance hallway, tiled flooring, radiator, coving to the ceiling and stairs to the first floor landing.

WC

8' 1" x 2' 6" (2.48m x 0.78m) Spacious WC with side facing double glazed frosted window, low flush WC, wash hand basin, tiled flooring, tiled walls, radiator, coving to the ceiling and a storage cupboard.

LIVING ROOM

18' 8" x 10' 10" (5.71m x 3.31m) A wonderful family sitting room with front facing double glazed bow window overlooking the front garden, two radiators, coving to the ceiling, wood effect laminate flooring, pebble effect electric fire and a decorative modern fire surround.

SEPARATE DINING/FAMILY ROOM

11' 4" x 8' 1" (3.47m x 2.48m) Currently this reception space is utilised as a gym, but is a versatile room benefitting from front facing double glazed window, radiator, laminate flooring and coving to the ceiling.

KITCHEN/DINER

24' 3" x 10' 2" (7.41m x 3.11m) This is the WOW factor within this beautiful family home. A fantastic open plan kitchen/diner with rear facing double glazed French doors leading to the large conservatory, rear facing double glazed window, tiled flooring, wonderful fitted kitchen in a cream gloss at eye and base level with granite style surfaces incorporating a single and half bowl sink with drainer, four ring electric hob with extractor hood above, electric oven, integrated fridge/freezer, integrated washing machine, integrated dishwasher, radiator, spotlights, coving to the ceiling and under lighters beneath the kitchen units. You will not be disappointed with this room.

CONSERVATORY

14' 2" x 12' 9" (4.32m x 3.90m) A fabulous addition to this already spacious home offering views over the landscaped gardens, with rear facing double glazed French doors to the decked area, rear and side facing double glazed windows, spotlights to the ceiling and a tiled floor... ideal further living space for those summer family barbecues.

STAIRS



LANDING

13' 9" x 6' 3" (4.20m x 1.92m) A bright and airy landing space with side facing double glazed frosted window, radiator, airing cupboard, loft access point and providing further access to all bedrooms and the family bathroom.

MASTER BEDROOM

13' 4" x 10' 9" (4.07m x 3.29m) A lovely spacious master bedroom with two separate fitted wardrobes and three feature arched double glazed windows overlooking the front,







radiator, coving to the ceiling and door leading to the ensuite shower room.

ENSUITE

8' 5" x 4' 7" (2.58m x 1.40m) A beautifully presented ensuite with front facing double glazed frosted window, low flush WC, floating wash hand basin, walk in shower area with dual shower head, tiled floors, tiled walls with tiled feature alcoves and lighting, heated towel radiator and an extractor fan.

BEDROOM

12' 8" x 8' 5" (3.87m x 2.58m) Further double bedroom benefitting from built in wardrobes and an ensuite, rear facing double glazed window, radiator, coving to the ceiling and wood effect laminate flooring.

ENSUITE

3' 10" x 3' 6" (1.18m x 1.07m) A cute shower room offering a shower cubicle, corner wash hand basin within a vanity unit, side facing double glazed frosted window, radiator, tiled flooring, tiled walls, spotlights and an extractor fan.

BEDROOM

8' 7" x 8' 1" (2.64m x 2.48m) Lovely double bedroom that also benefits from built in wardrobe space, rear facing double glazed window, radiator, dado rail, coving to the ceiling and wood effect laminate flooring.

BEDROOM

9' 10" x 6' 7" (3.00m x 2.03m) Currently used as a dressing room, this single bedroom has a rear facing double glazed window, radiator, coving to the ceiling and wood effect laminate flooring.

FAMILY BATHROOM

8' 5" x 5' 0" (2.59m x 1.53m) A nicely presented bathroom with three piece white suite comprising of a low flush WC, wash hand basin, bath, tiled walls, radiator, extractor fan, spotlights to the ceiling and side facing double glazed frosted window.

FRONT GARDEN

With open access to the double driveway providing off street parking in front of the double garage, laid to lawn corner garden with shrub beds and side access to the rear garden.

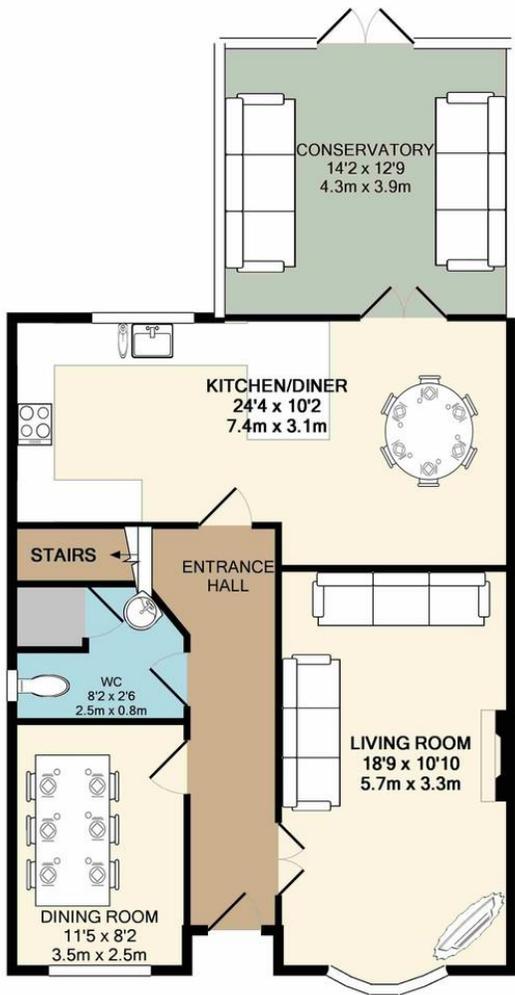
DOUBLE GARAGE

This is currently used as a bar/games room and has been converted to a high standard, it could easily be altered back to the original double garage but for any family this is the perfect entertaining space that must be seen to be appreciated. Double roller doors leading to the garage and benefits from power and lighting.

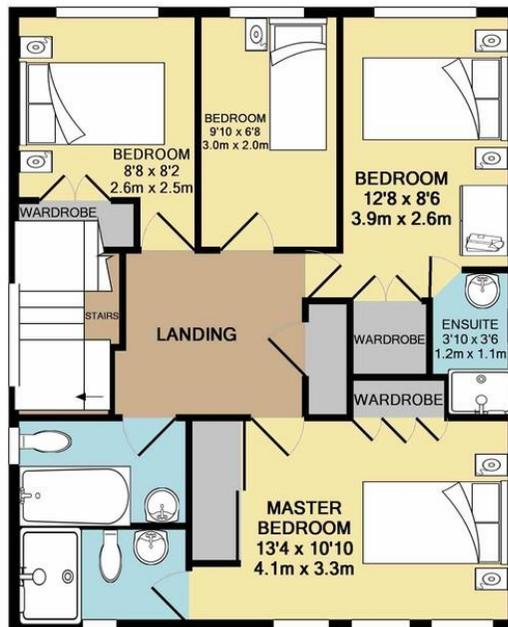
REAR GARDEN

A beautifully landscaped garden which is fence enclosed for further privacy, hot tub area, raised decked areas, lower astro turf space and raised slate beds with mixed shrubs... A GARDEN TO BE PROUD OF.





GROUND FLOOR
APPROX. FLOOR
AREA 885 SQ.FT.
(82.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 670 SQ.FT.
(62.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1555 SQ.FT. (144.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	