







**A SUPERB FOUR DOUBLE BEDROOM EXTENDED DETACHED HOUSE IN A MUCH SOUGHT AFTER FAMILY LOCATION.** This immaculately presented four bedroom home has plenty to offer any buyer with features such as a beautiful open plan L-shaped kitchen/breakfast room, spacious accommodation throughout and bedrooms with fitted wardrobes. An internal inspection is highly recommended to fully appreciate the standard of this fabulous house. In brief it comprises of entrance hall, WC, living room, separate dining room, modern kitchen/breakfast room, landing, master bedroom with en suite shower room, three further double bedroom with fitted wardrobes, shower room, integral garage and a **BEAUTIFUL SOUTH FACING GARDEN. A MUST SEE.**

#### **ENTRANCE HALL**

14' 6" x 3' 0" (4.42m x 0.93m) This property is definitely a home to be proud of with well-proportioned accommodation throughout that is accessed via the front facing double glazed frosted door leading to the entrance hallway, radiator, laminate flooring, spotlights to the ceiling and stairs to the first floor landing.



#### **WC**

2' 7" x 3' 6" (0.80m x 1.08m) Accessed from the entrance hallway, comprising of a low flush WC, wash hand basin, radiator and a front facing double glazed frosted window.

#### **LIVING ROOM**

15' 11" x 10' 11" (4.87m x 3.34m) A lovely bright room located to the front of the room providing a cosy living space with front facing double glazed window, radiator, coving to the ceiling, coal effect electric feature fireplace and a decorative surround.

### DINING ROOM

11' 11" x 9' 3" (3.64m x 2.83m) Further reception room with views over the rear garden via the rear facing double glazed sliding doors to the patio, radiator, laminate flooring and coving to the ceiling.

### KITCHEN/BREAKFAST ROOM

16' 6" x 8' 1" (5.05m x 2.47m) A simply stunning family kitchen with breakfast bar seating four people comfortably and a modern fitted kitchen to be proud of. The fitted units are at eye and base level, work surfaces incorporating a single and half bowl sink with drainer unit, four ring gas hob with extractor hood above, double electric oven, integrated dishwasher, integrated fridge, integrated freezer, integrated washing machine, integrated tumble dryer, under lighters, spotlights to the ceiling, radiator, door to the integral garage, two rear facing double glazed windows and a rear facing double glazed door to the garden.

### STAIRS

Leading from the entrance hallway to the landing.

### LANDING

9' 8" x 3' 0" (2.97m x 0.93m) Providing access to all bedrooms/shower room, two storage cupboards and a loft access point.

### BEDROOM

13' 7" x 10' 5" (4.15m x 3.18m) A beautifully presented master bedroom with ensuite shower room, fitted wardrobes and a radiator.

### ENSUITE SHOWER ROOM

3' 11" x 4' 6" (1.21m x 1.39m) A fantastic modern ensuite with low flush WC, wash hand basin, shower cubicle, extractor fan, tiled walls, tiled flooring, heated towel radiator



and a side facing double glazed frosted window.

### BEDROOM

14' 4" x 8' 3" (4.39m x 2.54m) Second double bedroom that again offers fitted wardrobes, front facing double glazed window, radiator, feature wall lighting and spotlights to the ceiling.

### BEDROOM

16' 0" x 10' 1" (4.88m x 3.09m) Another beautiful double bedroom located to the rear of the property overlooking the











garden via the two rear facing double glazed windows, radiator, feature wall lighting, fitted wardrobes and spotlights to the ceiling.

### **BEDROOM**

11' 3" x 9' 10" (3.44m x 3.01m) The fourth bedroom is also a double and once again benefits from built in wardrobes, front facing double glazed window, radiator and laminate flooring.

### **SHOWER ROOM**

6' 2" x 6' 5" (1.90m x 1.97m) A nicely presented shower room comprising of a low flush WC, wash hand basin within a vanity unit, corner shower cubicle with electric shower unit, wall mounted mirror with sensed lighting, shaving point, heated towel radiator, tiled flooring, tiled walls and a front facing double glazed frosted window.



### **INTEGRAL GARAGE**

Benefitting from access door to the kitchen, power sockets, lighting and an up and over door from the driveway.

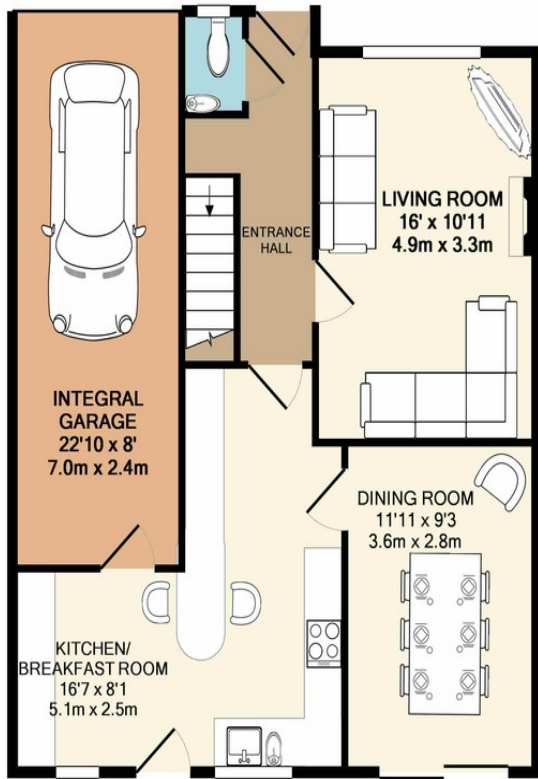
### **FRONT GARDEN & DRIVEWAY**

A small front garden with shrub beds, open access to the driveway providing off street parking in front of the property and side access to the rear garden via a gate.



### **REAR GARDEN**

Beautiful south facing garden that is nicely landscaped with central lawn, shrub beds, paved patio and fence enclosure.



TOTAL APPROX. FLOOR AREA 1470 SQ.FT. (136.6 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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