





**SUPERB THREE STOREY PROPERTY WHICH IS IMMACULATEDLY PRESENTED AND HAS FOUR BEDROOMS.** This delightful house positioned in the corner of a recent development offers deceptively spacious accommodation that will impress any buyer. The property in brief comprises of entrance hall, WC, living room, kitchen/dining area, stairs, landing, three first floor bedrooms, family bathroom, stairs to the second floor landing/study area, master bedroom, ensuite shower room, driveway, garage and front/side/rear gardens. **FABULOUS PRESENTATION AND A VIEWING THAT SHOULD BE TOP OF YOUR LIST.**

#### **ENTRANCE HALL**

15' 5" x 3' 9" (4.72m x 1.15m) A very welcoming property that offers a modern finish that will suit any buyer, with front facing door leading to the entrance hallway, radiator, door to the WC and stairs leading to the first floor landing.

#### **WC**

5' 2" x 2' 11" (1.59m x 0.91m) Benefitting from a low flush WC, wash hand basin, radiator, tiled flooring and an extractor fan.

#### **LIVING ROOM**

16' 7" x 10' 10" (5.06m x 3.32m) Positioned at the front of the property offering a spacious reception room, with front facing double glazed window and two radiators.

#### **KITCHEN/DINER**

18' 5" x 10' 1" (5.62m x 3.09m) Fabulous open plan kitchen/dining area with rear facing double glazed French doors to the garden, beautiful modern fitted units at eye and base level, work surfaces incorporating a single bowl sink with drainer unit, four ring electric hob with extractor hood above, single electric oven, integrated fridge/freezer,



integrated washing machine, partially tiled splash backs, radiator, tiled flooring, storage cupboard beneath the stairs and a rear facing double glazed window.

### **STAIRS**

Leading from the entrance hallway to the first floor landing.

### **FIRST FLOOR LANDING**

11' 10" x 7' 10" (3.63m x 2.40m) With stairs leading to the second floor landing, radiator and two storage cupboards.

### **BEDROOM**

10' 1" x 10' 3" (3.08m x 3.14m) Lovely double bedroom with fitted wardrobes benefitting from sliding doors, rear facing double glazed window and a radiator.

### **BEDROOM**

12' 11" x 9' 7" (3.94m x 2.94m) Further double bedroom with fitted wardrobes, front facing double glazed window and a radiator.

### **BEDROOM**

8' 6" x 8' 8" (2.60m x 2.66m) The smallest of the four bedrooms but still spacious, with front facing double glazed window and a radiator.

### **BATHROOM**

7' 9" x 6' 0" (2.38m x 1.85m) Nicely presented modern bathroom with three piece suite comprising of a low flush WC, wash hand basin, bath with shower screen mounted above, shower unit, partially tiled walls, tiled flooring, radiator, extractor fan and a rear facing double glazed frosted window.

### **STAIRS TO SECOND FLOOR**

Leading from the first floor landing to the second floor.







### **SECOND LANDING/STUDY AREA**

7' 1" x 8' 3" (2.17m x 2.53m) Currently utilised as a study area with rear facing double glazed velux style window, radiator and a door to the master bedroom.

### **MASTER BEDROOM**

20' 0" x 11' 1" (6.11m x 3.39m) Lovely sized master bedroom with two fitted wardrobes, two radiators, loft access point, door to the ensuite shower room, front facing double glazed window and rear facing double glazed velux style window.



### **ENSUITE**

7' 1" x 5' 0" (2.17m x 1.53m) Nicely presented shower room comprising of a low flush WC, wash hand basin, shower cubicle, radiator, tiled flooring, extractor fan and a front facing double glazed frosted window.

### **FRONT GARDEN**

With a small laid to lawn area, paved path providing access to the rear garden, plus open access to the driveway.

### **SIDE GARDEN**

Fence enclosed lawn area and side access gate.

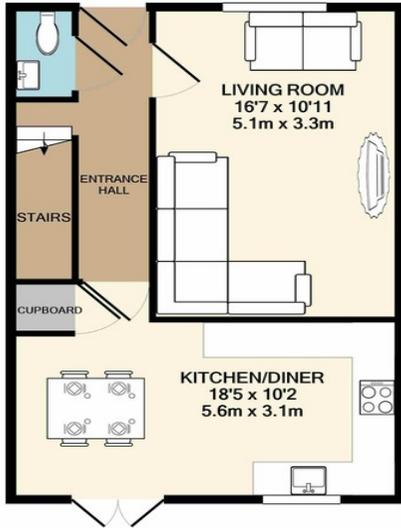
### **REAR GARDEN**

Large rear garden mainly laid to lawn with a fence enclosure.

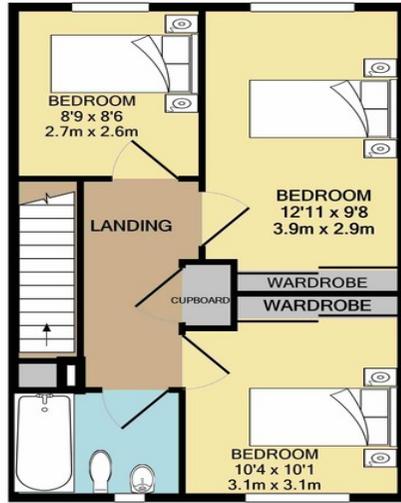
### **DRIVEWAY & GARAGE**

Providing off street parking to the front on the driveway. Single garage accessed from the driveway.





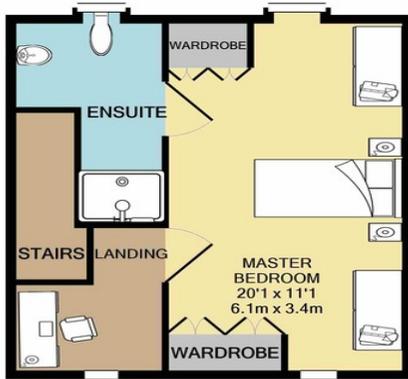
GROUND FLOOR  
APPROX. FLOOR  
AREA 499 SQ.FT.  
(46.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 496 SQ.FT.  
(46.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1366 SQ.FT. (126.9 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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2ND FLOOR  
APPROX. FLOOR  
AREA 370 SQ.FT.  
(34.4 SQ.M.)



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

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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