





MUCH IMPROVED AND EXTENDED SEMI DETACHED HOME ON THE MUCH SOUGHT AFTER CROSSWAYS IN DN2. A delightful spacious family home that now benefits from a rear double storey extension and a further loft conversion. The extension has created further bedroom space and two en-suite shower rooms. In brief this superb deceptively spacious property comprises of entrance porch, WC, living room, kitchen/dining/living area, cellar, stairs, master bedroom with en-suite shower room, two further first floor bedrooms, bathroom, stairs to the loft conversion comprising of further bedroom space and an en-suite shower. STUNNING PROPERTY IN WHEATLEY HILLS.

ENTRANCE PORCH

6' 3" x 3' 8" (1.92m x 1.12m) This delightful home is entered via the front facing double glazed door to the porch, front/side facing double glazed windows, tiled flooring and a door to the living room/WC.

WC

3' 8" x 3' 6" (1.14m x 1.07m) Benefitting from a low flush WC, wash hand basin, tiled flooring, radiator, extractor fan and a front facing double glazed frosted window.

LIVING ROOM

18' 8" x 9' 9" (5.71m x 2.99m) Lovely reception space with feature coal effect gas fire with decorative surround, front facing double glazed bay window, front facing double glazed frosted door to the porch, side facing double glazed window, radiator, stairs to the first floor landing, coving to the ceiling, radiator and a television point.



LIVING KITCHEN/DINER

16' 2" x 18' 4" (4.94m x 5.59m) With a beautiful open space providing living/dining areas and kitchen fitted units at eye and base level, rolled top work surfaces incorporating a single and half bowl sink with drainer, space for a range style cooker with gas hob, extractor hood above, partially tiled splash backs, plumbing for a washing machine, integrated fridge, boiler unit housed in a matching cupboard, radiator, television point, laminate flooring, side facing double glazed door, door to the cellar, rear facing double glazed window, rear facing double glazed French doors and a coal effect gas fire.

CELLAR

Currently utilised for storage with side facing double glazed window over the stairs.

STAIRS

Leading from the living room to the first floor landing.

FIRST FLOOR LANDING

6' 11" x 9' 10" (2.11m x 3.01m) Providing access to three bedrooms, bathroom, stairs to the loft bedroom and side facing double glazed window.

BEDROOM

19' 8" x 8' 2" (6.00m x 2.49m) Extended bedroom with en-suite shower room, radiator and rear facing double glazed window.

ENSUITE

3' 8" x 9' 10" (1.14m x 3.01m) Nicely presented en-suite with shower cubicle, electric shower unit, low flush WC, wash hand basin, heated towel radiator and partially tiled walls.



BEDROOM

10' 3" x 12' 0" (3.14m x 3.66m) Positioned at the front of the property with front facing double glazed bay window, vertical radiator, fitted wardrobes and a picture rail.

BEDROOM

6' 2" x 15' 10" (1.88m x 4.83m) Further extended bedroom with rear facing double glazed window and a radiator.







BATHROOM

6' 9" x 5' 8" (2.08m x 1.73m) Nicely presented bathroom with a three piece suite comprising of a low flush WC, wash hand basin within a vanity unit, bath with shower above, shower curtain rail, tiled walls, heated towel radiator and a side facing double glazed frosted window.

LOFT ACCESS VIA RESTRICTED STAIRS

Leading from the first floor landing to the loft space currently utilised as a bedroom space.

LOFT BEDROOM

11' 10" x 8' 4" (3.63m x 2.56m) Wonderful bright loft conversion with three double glazed windows, radiator and a door to the en-suite shower room.



ENSUITE

7' 5" x 4' 7" (2.28m x 1.40m) Beautifully presented modern en-suite shower room with corner shower cubicle, dual shower head, floating wash hand basin with vanity drawer, low flush WC, vertical radiator, partially tiled walls, extractor fan and a rear facing double glazed frosted window.

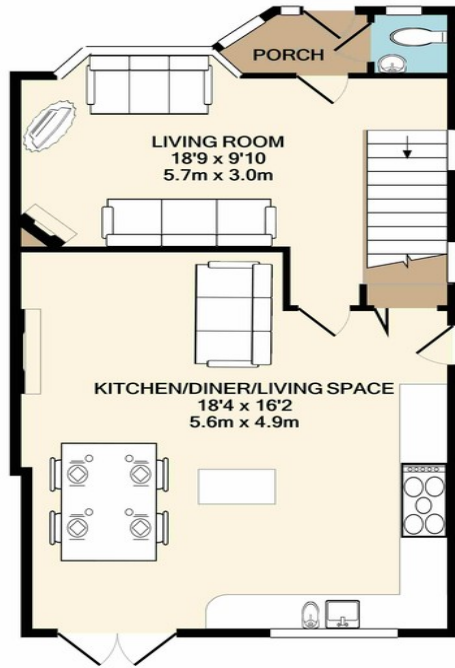
FRONT GARDEN & PARKING

With open access to the paved driveway providing off street parking for two cars, raised shrub/flower beds and side access via a gate.

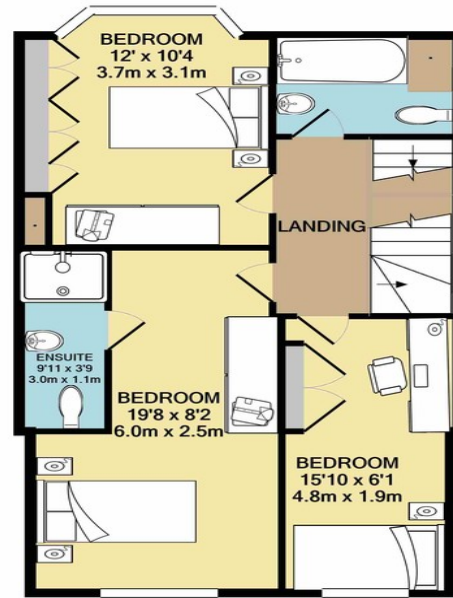
REAR GARDEN

With a central astro turf area, gravelled area with water feature, paved patio, raised flower bed/sand pit, shed and a fence enclosure.

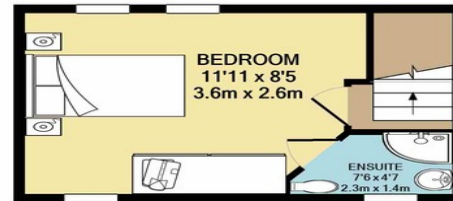




GROUND FLOOR
APPROX. FLOOR
AREA 628 SQ.FT.
(58.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 593 SQ.FT.
(55.1 SQ.M.)



LOFT CONVERSION
APPROX. FLOOR
AREA 201 SQ.FT.
(18.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1422 SQ.FT. (132.1 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



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	