



- **DETACHED FAMILY HOME**
- **EXTENDED**

Entrance Porch

Enclosed entrance porch with UPVC double glazed front door. Laminate flooring and door to reception room and storage cupboard.

Cloakroom/ Utility

Tiled flooring, wall mounted radiator and plumbing for washing machine. Low level WC, and pedestal wash hand basin with tiled splash-backs.

Reception Room Two 9'6 x 9'7 (2.90m x 2.92m)

UPVC double glazed window and patio door to rear aspect.

Sitting Room 17'9 x 12'7 (5.41m x 3.84m)

UPVC double glazed window to front aspect, carpet flooring and wall mounted radiator.

Reception Room 27'2 x 13'8 (8.28m x 4.17m)

UPVC double glazed window and patio door to rear aspect. Laminate flooring and wall mounted radiator. Doors to kitchen and access to hall way and storage. Under floor heating.

Kitchen 9'4 x 8'9 (2.84m x 2.67m)

UPVC double glazed window to rear aspect and tiled flooring. Range of base and eye level units with work surface over. Stainless steel sink unit with mixer tap over. Gas hob and double electric oven with extractor hood over. Built-in dishwasher.

Landing

Access to loft space (the loft is part boarded). Doors to all bedrooms and family bathroom.

Bedroom One 10'7 x 19'6 (to widest part) (3.23m x 5.94m (to widest part))

UPVC double glazed windows to front and rear aspects. Wall mounted radiator, carpet flooring and access to en-suite.

En-suite

UPVC double glazed window to rear aspect, tiled flooring, part tiled walls, extractor fan and heated chrome towel rail. Panel bath with shower over, vanity wash hand basin and low level WC.

Bedroom Two 12'9 x 11'5 (3.89m x 3.48m)

UPVC double glazed window to rear aspect, wall mounted radiator and carpet flooring. Built in cupboard storage space.

Bedroom Three 11'5 x 9'2 (3.48m x 2.79m)

UPVC double glazed window to front aspect, wall mounted radiator and carpet flooring. Built in storage cupboard.

Bedroom Four 9'3 x 8'2 (2.82m x 2.49m)

UPVC double glazed window to front aspect, wall mounted radiator and carpet flooring.

Bathroom

UPVC double glazed window to rear aspect, tiled flooring, and heated chrome towel rail. Panelled bath with shower over, vanity wash hand basin with mixer tap and low level WC. Part tiled walls and extractor fan.

- **OFF ROAD PARKING**
- **GAS CENTRAL HEATING**

Front of Property

Driveway offering off road parking. Mature bushes, beds and borders.

Rear of Property

Mainly laid to lawn with patio area. Enclosed via timber panel fencing. Pond.

Date particulars created - 09.10.20

Tenure - Freehold

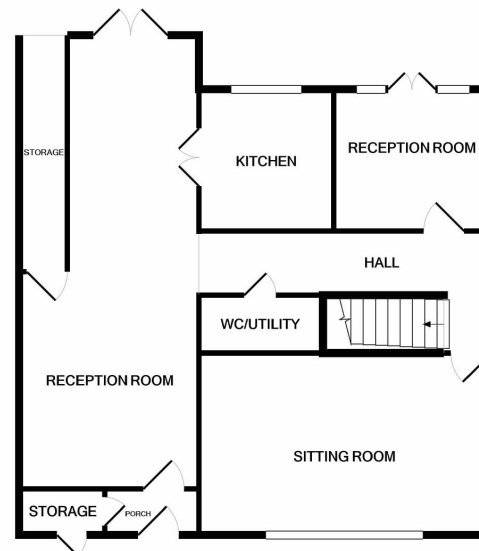
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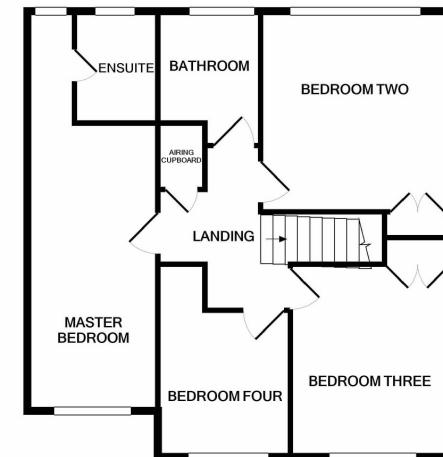
- **CUL DE SAC LOCATION**
- **SCHOOLS & AMENITIES**

purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

DIRECTIONS



GROUND FLOOR



1ST FLOOR

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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