





- **DETACHED FAMILY HOME**
- **FOUR DOUBLE BEDROOMS**

**Entrance/Conservatory 14'1" x 4'5" (4.27m x 1.35m)**

**Cloakroom**

**Reception & Dining Space 21'6" X 11'7" (6.55m X 3.53m)**

**Kitchen 13'4" x 4'5" (4.06m x 1.35m)**

**Sitting Room 18'2" X 12'8" (5.54m X 3.86m)**

**Reception Room/Study 9'8" X 12'6" (2.95m X 3.81m)**

**Double Garage 16'3" X 16'4" (4.95m X 4.98m)**

**Landing**

**Master Bedroom 15'3" X 12'8" (4.65m X 3.86m)**

**Ensuite**

**Walk in Wardrobe**

**Bedroom Two 15'7" X 11'7" (4.75m X 3.53m)**

**Bedroom Three 10'4" X 12'8" (3.15m X 3.86m)**

**Bedroom Four 11'6" X 11'7" (3.51m X 3.53m)**

**Bathroom**

**Loft Space**

Approx measurements 12 meters long. 3 meters wide & 2.3 meters at the highest point.  
Potential to convert (subject to planning). Fully boarded with loft ladder & light.

**Outside**

**Front of Property**

Gated entrance to garden.

**Rear of Property**

Access to double garage.

**Tenure**

Freehold.

- **TWO BATHROOMS**
- **DOUBLE GARAGE**

**Draft Particulars**

Awaiting vendor approval.

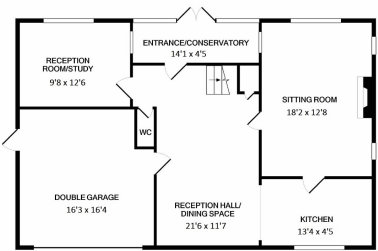
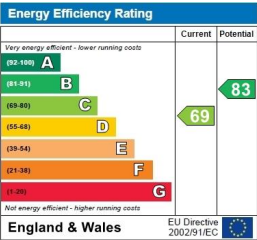
**Agents Note - Should your offer be accepted**

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the 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

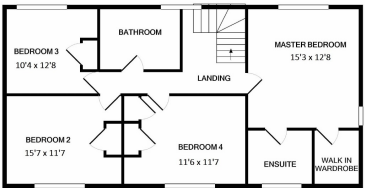
- **PARKS & AMENITIES**
- **CLOSE TO TOWN CENTRE**

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.

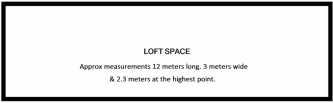
**DIRECTIONS**



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of areas, boundaries, levels and any other details are approximate and no responsibility is taken for any errors, omissions, or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, features and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Blueprints (2020)