



- Four bedroom detached family home.
- 3 large reception rooms.
- Master bedroom with ensuite.
- Dining kitchen overlooking rear garden.
- Office and downstairs bathroom.
- Plenty of parking and garage.
- Impeccable condition throughout.
- Merits a visit to appreciate the size of accomodation.



With four double bedrooms, a large living kitchen with patio door access to the rear garden, separate lounge and office, private rear garden and garage, this property ticks so many boxes, it is a must see!

Set back nicely from the road with ample parking - there is an abundance of space to welcome friends and family for a meal. Once inside they are likely to head straight to the large lounge living kitchen which overlooks the rear garden. You can just imagine this is a real party house. The kitchen is of course fitted with all the appliances you could wish for. There is oodles of worktop and cupboard space- all essentials for a family.

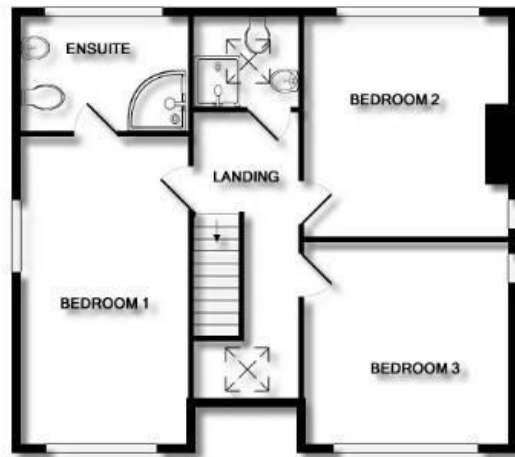
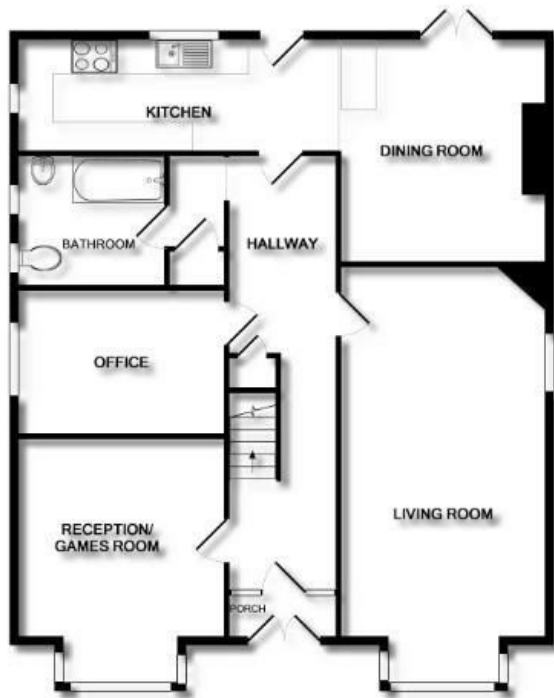
If you are wanting a little bit of quiet space though there is a separate lounge and second reception room- currently used as a playroom/bedroom 4 but could equally serve as a formal dining room- the choice is yours.

There is a separate office and a large bathroom on the ground floor, perfect for when Granny comes to stay or perhaps someone in the family has mobility needs and this space could be adapted to suit a multitude of needs.

Upstairs to the first floor there are three further double bedrooms and a shower room. The master bedroom is huge and boasts a very luxurious ensuite. The two other doubles mean that children or teenagers will have no need to argue who has the best room- plenty of space to play or get homework done- or hang out with friends!

The exterior of this property is as spacious, convenient and unusual as its' interior. The front provides ample parking space and the rear is beautifully private- the perfect place to retreat on a summers evening.





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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## Porch

## Entrance Hall

25'5" x 5'7" (7.75m x 1.72m)

## Living/ Dining Room

24'8" x 12'1" max (including bay) (7.52m x 3.69m max (including bay))

## Reception/ Games Room

12'1" x 12'4" (including bay) (3.70m x 3.78m (including bay))

## Kitchen

18'8" x 6'9" (5.70m x 2.06m)

## Dining Room

13'3" x 12'1" (4.04m x 3.69m)

## Office

12'1" x 6'10" (3.70m x 2.10m)

## Bathroom

8'11" x 7'9" (2.72m x 2.37m)

## Main Bedroom

18'3" x 11'11" (5.58m x 3.65m)

## En- suite

9'10" x 6'9" (3.01m x 2.08m)

## Bedroom

13'1" x 12'1" (3.99m x 3.69m)

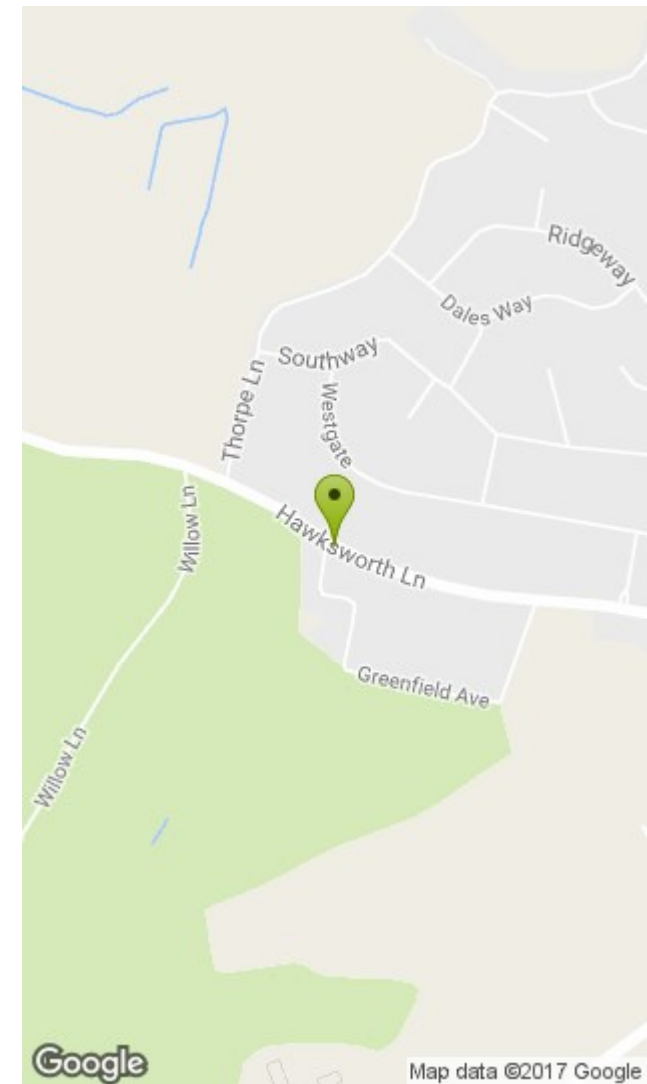
## Bedroom

12'0" x 12'0" (3.68m x 3.68m )

## Shower Room

5'8" x 5'7" (1.75m x 1.71m)

## Garage



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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		
	58	74
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <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		
	52	70
EU Directive 2002/91/EC		
England & Wales		



