



- Reception Hall
- Dining Room & Study
- 3 Further Bedrooms
- Garage

- Annex - Lounge / Bedroom & En-suite
- Kitchen / Family Room
- Master En-suite & Dressing Room

- Lounge & Conservatory
- Utility Room & Wet Room WC
- Family Bathroom WC

A well presented, recently extended and modernised 4 bedroom detached house, providing versatile family accommodation with Annex. The particularly spacious Reception Hall has stairs to first floor accommodation. To the front there is a study with window overlooking the front garden. From the entrance hall door to Annex living room with feature vaulted ceiling, two windows to front and stairs to Bedroom 4 and door to En-suite shower room WC. The Lounge has windows to rear and side and door to the conservatory. The Dining room with window to rear opens to the Kitchen/Family Room and is beautifully fitted with a good range of, real wood units with granite worktops with inset sink unit, a central island with solid wood worktop, double electric ovens and hob with extractor hood over, integral dishwasher, fridge and freezer. Glazed double doors open to the rear garden and door to Utility room fitted with a range of base units and plumbing for washing machine and dryer. Wall mounted gas boiler, walk in storage cupboard and door to rear garden and Wet Room WC with tiled floor and walls. From the utility room, door to the attached garage which features an electric roller shutter door.

Stairs lead to the First Floor Landing. The Master Bedroom features a dressing room and an En Suite Shower/WC equipped with wash basin, WC and shower enclosure. Bedrooms 2 and 3 are both doubles and have the use of the family Bathroom which is equipped with freestanding bath, wash basin with storage and mirror over, walk in shower enclosure and WC.

Approached via a gravelled driveway and leads to the garage and parking area. The south facing Rear Garden has lawn, mature trees, gravelled paths and patio areas.

Oaklands is conveniently situated for schools for all ages, with comprehensive shopping, sporting and leisure facilities in the adjoining village

Reception Hall 15'10" x 14'3" (4.850 x 4.354)

Lounge 18'2" x 15'0" (5.541 x 4.577)

Conservatory 12'3" x 12'1" (3.753 x 3.698)

Dining Room 14'2" x 9'10" (4.342 x 3.013)

Study 10'5" x 6'5" (3.193 x 1.961)

Kitchen / Family Room 17'5" x 14'10" (5.320 x 4.537)

Utility Room 12'5" x 7'1" (3.806 x 2.178)

Wet Room WC 7'3" x 5'5" (2.222 x 1.657)

Annex - Sitting Room 19'0" x 10'0" (5.804 x 3.049)

Bedroom 4 18'0" x 13'9" (5.506 x 4.195)

En-suite Shower Room WC

Garage 18'2" x 18'2" (5.549 x 5.549)

Bedroom 1 14'11" x 11'10" (4.566 x 3.618)

Dressing Room 14'4" x 5'5" (4.381 x 1.666)

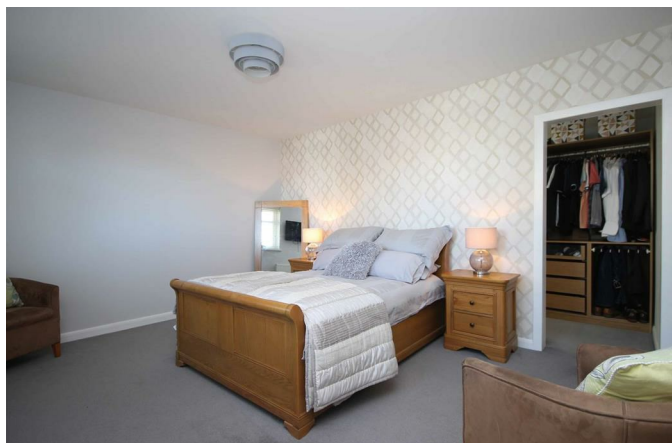
En-suite Shower Room WC

Bedroom 2 14'11" x 10'11" (4.566 x 3.328)

Bedroom 3 13'8" x 8'11" (4.191 x 2.719)

Family Bathroom WC 11'3" x 8'1" (3.442 x 2.465)





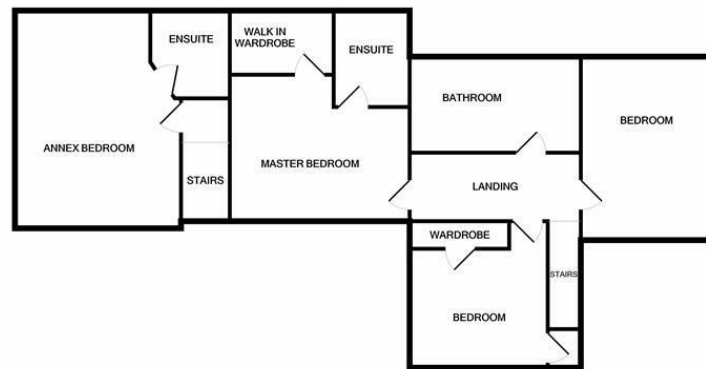
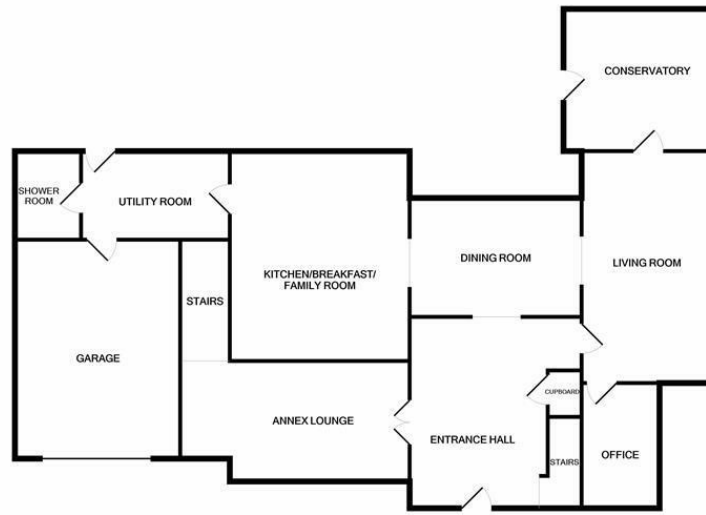
Energy Performance: Current C Potential C

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:



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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