



- 4 Bedroomed Detached House
- 21' Lounge with Contemporary Feature Fire
- Garden Room
- Fabulous Landscaped Gardens

- Beautiful & Private Garden Plot
- Separate Snug
- Family Bathroom & 2 En Suites

- Superbly Refurbished & Presented
- Stunning 23' Kitchen/Dining/Family Roo
- Double Garage with Electric Door

A fabulous 4 bedroomed detached house, refurbished and presented to a high standard. Situated at the head of a cul-de-sac, this property has been extended to provide superbly proportioned family accommodation, along with beautiful landscaped gardens. The Reception Hall with Italian tiled floor, leads to the Cloakroom/WC, with wc and washbasin. The focal point of the Lounge is a flame effect contemporary electric fire inset to the chimney breast. There is also a separate Snug. The multi-functional 23' Kitchen/Dining/Family Room is fitted with a range of units, with island, sink unit, Quartz work surfaces, two split level ovens with a 3rd combi oven/microwave, plate warmer, 5 ring induction hob, integral larder fridge & freezers and dishwasher with matching doors, sliding patio doors and Italian tiled floor with archway to the Garden Room, also with sliding patio doors. The Utility Room also has a range of units with sink unit, plumbing for a washer and door to the rear. A Jarrods staircase leads from the hall to the First Floor Landing, with access to the loft. Bedroom 1 is to the front, with Dressing Room with wardrobes and En Suite Shower/WC, with low level wc, wash basin with storage under and double shower enclosure with rainhead and hand held showers. Bedroom 2 is to the rear with a Dressing Room with fitted wardrobes and a mirrored wall, along with a En Suite Shower/WC, with wc, wash basin with storage and shower quadrant with rainhead and hand held showers. Bedroom 3 is to the rear, whilst Bedroom 4 is to the front and has fitted wardrobes. All wardrobes are bespoke Hammonds. The family Bathroom/WC has a wc, wash basin and double shower cubicle with rainhead and hand held showers. There is also a Double Garage with electric door.

Externally, the Front Garden is lawned with mature Elm and driveway to the garage. The stunning Rear Garden is beautifully landscaped with patio areas, lawn, pond with water feature and wonderful and well stocked beds and borders.

**Reception Hall 16'8 x 14'4 (max) (5.08m x 4.37m (max))**

**Cloakroom/WC 5'10 x 3'8 (1.78m x 1.12m)**

**Lounge 21'2 x 12'2 (6.45m x 3.71m)**

**Snug 16'0 x 9'2 (4.88m x 2.79m)**

**Kitchen/Dining/Family Room 23'3 x 21'6 (7.09m x 6.55m)**

**Garden Room 12'0 x 11'2 (3.66m x 3.40m)**

**Utility Room 17'0 x 6'0 (5.18m x 1.83m)**

**First Floor Landing**

**Bedroom 1 14'2 x 11'6 (4.32m x 3.51m)**

**Dressing Room 4'6 x 7'0 (max) (1.37m x 2.13m (max))**

**En Suite Shower/WC 8'3 x 7'8 (2.51m x 2.34m)**

**Bedroom 2 12'0 x 10'3 (3.66m x 3.12m)**

**Dressing Room 6'8 x 6'9 (max) (2.03m x 2.06m (max))**

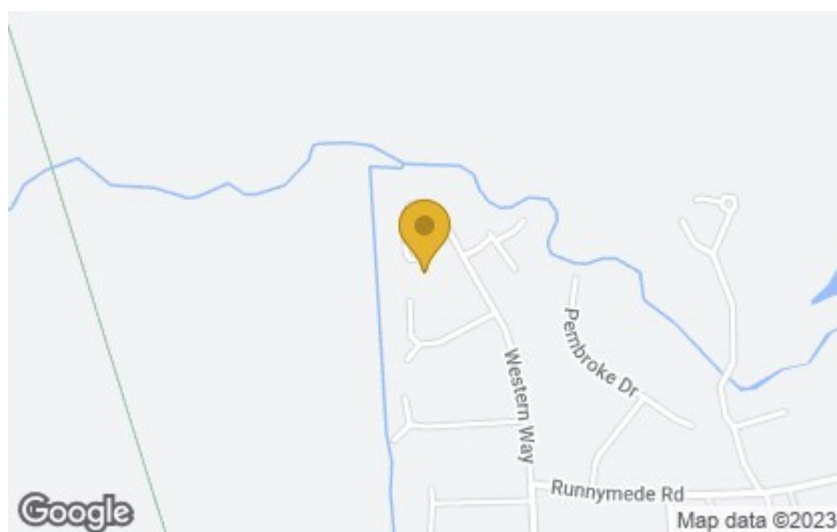
**En Suite Shower/WC 7'0 x 6'7 (2.13m x 2.01m)**

**Bedroom 3 11'4 x 10'2 (3.45m x 3.10m)**

**Bedroom 4 11'0 x 9'6 (3.35m x 2.90m)**

**Bathroom/WC 10'10 x 6'8 (3.30m x 2.03m)**

**Double Garage 19'6 x 17'6 (5.94m x 5.33m)**



Energy Performance: Current C Potential C

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.