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- Entrance Porch and Hall
- Open plan Kitchen/Dining/Living Room
- 4 Bedrooms
- Garage
- Cloakroom/WC
- Utility Room
- Two En-suites
- 22ft. Lounge
- Study
- Family Bathroom WC

A well presented, and extended 4 bedroom detached house, situated in a cul de sac location within the Darras Hall Estate. Entrance Hall with cloaks cupboard, Cloakroom WC and stairs to first floor accommodation. To the front there is a study with window overlooking the front garden. The 22' Lounge has doors and windows to front and rear gardens and electric fire with marble surround. A spacious open plan Kitchen/Dining/Living Room fitted with a range of modern base and wall units, with central Island. Integrated appliances include two electric ovens, microwave oven, fridge, freezer, dishwasher, wine cooler, induction hob with recessed extractor above and bi-fold doors to the rear garden. Utility room fitted with a range of base units with inset sink and plumbing for washing machine and space for dryer.

Stairs lead to the First Floor Landing with loft access hatch. The Master Bedroom has a range of fitted wardrobes and door to En-suite bathroom fitted with bath, walk in shower, wash basin with storage under and WC. Bedroom 2 also has fitted wardrobes and door to En-suite shower room fitted with walk in shower, wash basin with storage and WC. Bedrooms 3 and 4 are both doubles and are to the front. The family Bathroom is equipped with bath, corner shower cubicle, wall mounted wash basin and WC

Externally to the front, Timber entrance gates open to a gravel driveway providing parking for several cars. The front garden has lawn, mature trees and gate access to side leading to the rear garden which features deck area, lawn and trees and hedging to boundaries.

**Entrance Porch 7'9" x 8'1" (2.385 x 2.471)**

**Entrance Hall**

**Cloakroom WC**

**Study 7'11" x 8'0" (2.424 x 2.454)**

**Lounge 22'1" x 14'8" (6.753 x 4.494)**

**Open Plan Kitchen/Dining/Living Room 30'0" x 23'10" (9.161 x 7.269)**

**Utility Room 14'11" x 5'10" (4.552 x 1.781)**

**En-suite Shower Room**

**Bedroom 1 13'10" x 12'10" (4.230 x 3.919)**

**En-suite Bathroom WC**

**Bathroom 2 14'9" x 14'3" (4.505 x 4.364)**

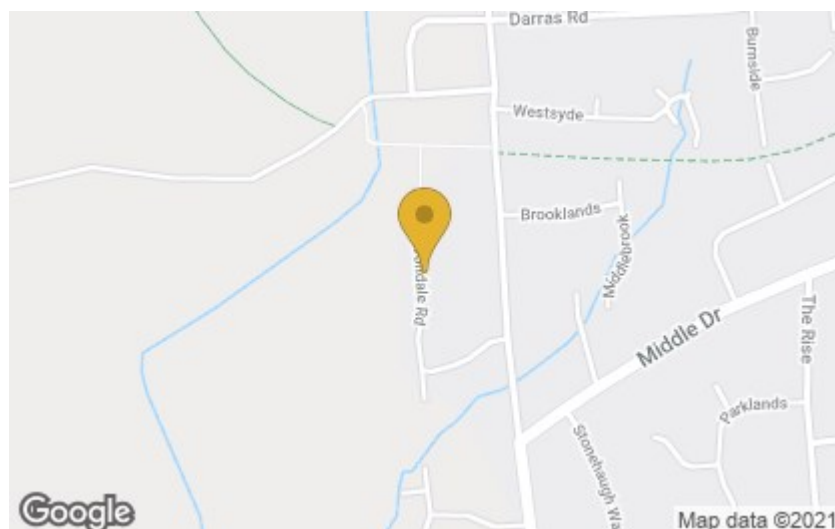
**En-suite Shower Room WC**

**Bathroom 3 14'9" x 13'5" (4.518 x 4.090)**

**Bathroom 4 11'6" x 11'1" (3.523 x 3.384)**

**Family Bathroom WC 10'10" x 7'3" (3.315 x 2.230)**

**Garage**



Energy Performance: Current C Potential B

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

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.