



- 4 Bed Detached House
- Study
- Spacious Breakfasting Kitchen
- Private Gardens

- Cloakroom/WC
- Conservatory
- Separate Bath and Shower Rooms

- Lounge with Fireplace
- Dining Room with Patio Doors
- Large Double Garage



A well presented and appointed 4 bedroomed detached house, built in 1982 for the current owners. This spacious family property offers well proportioned accommodation with the Entrance Hall, with tiled floor, leading to the Reception Hall, with exposed polished wood floor and spacious cloaks cupboard. The Cloakroom/WC is fitted with a wc with concealed cistern and wash basin with storage under and mirror and light over. The focal point of the Lounge is a coal effect real flame gas fire with marble hearth. Patio doors open to the rear garden. There is also a door to the Study with French doors to the Conservatory, overlooking and with doors to the rear garden. The Dining Room also has patio doors to the rear garden, whilst the Breakfasting Kitchen is fitted with a range of wall and base units, sink unit, split level double oven with 4 ring gas hob with extractor over, integral dishwasher with matching door and walk in storage cupboard. Stairs lead from the hall to the first floor landing, with storage cupboard, airing cupboard and access via a retractable ladder to the floored loft, with 2 good sized rooms. All bedrooms have fitted or built in wardrobes, with Bedroom 1 to the rear and side, Bedroom 2 also to the rear and side, Bedroom 3 to the rear and Bedroom 4 to the side. The Bathroom/WC has been refurbished with a low level wc, bidet, wall mounted wash a basin with storage under and mirror over and panelled bath with shower attachment. There is also a separate Shower/WC with wc with concealed cistern, wash basin with storage under and double shower enclosure with mains shower. The Double Garage is attached with an electric roller shutter door and extends 29' into the utility area.

Externally, the Front Garden is lawned, with mature shrubs and plants, rockery and block paved driveway. The private Rear Garden is West facing with a spacious patio, lawn, conifer hedge, pond, shed and a variety of shrubs and plants.

**Entrance Hall 5'2 x 3'4 (1.57m x 1.02m)**

**Reception Hall**

**Cloakroom/WC 8'2 x 4'2 (2.49m x 1.27m)**

**Lounge 18'8 x 15'0 (5.69m x 4.57m)**

**Study 8'8 x 8'7 (2.64m x 2.62m)**

**Conservatory 15'10 x 11'7 (4.83m x 3.53m)**

**Dining Room 13'11 x 10'8 (4.24m x 3.25m)**

**Breakfasting Kitchen 16'4 x 11'0 (4.98m x 3.35m)**

**First Floor Landing**

**Bedroom 1 13'4 x 16'0 (max) (4.06m x 4.88m (max))**

**Bedroom 2 10'9 x 8'4 (3.28m x 2.54m)**

**Bedroom 3 10'10 x 7'8 (3.30m x 2.34m)**

**Bedroom 4 9'10 x 7'10 (3.00m x 2.39m)**

**Bathroom/WC 10'6 x 9'10 (3.20m x 3.00m)**

**Shower/WC 7'8 x 6'0 (2.34m x 1.83m)**

**Loft Room 1 23'3 x 22'10 (7.09m x 6.96m)**

**Loft Room 2 12'0 x 10'8 (3.66m x 3.25m)**

**Double Garage 18'8 x 29'0 (max) (5.69m x 8.84m (max))**







Energy Performance: Current D Potential C

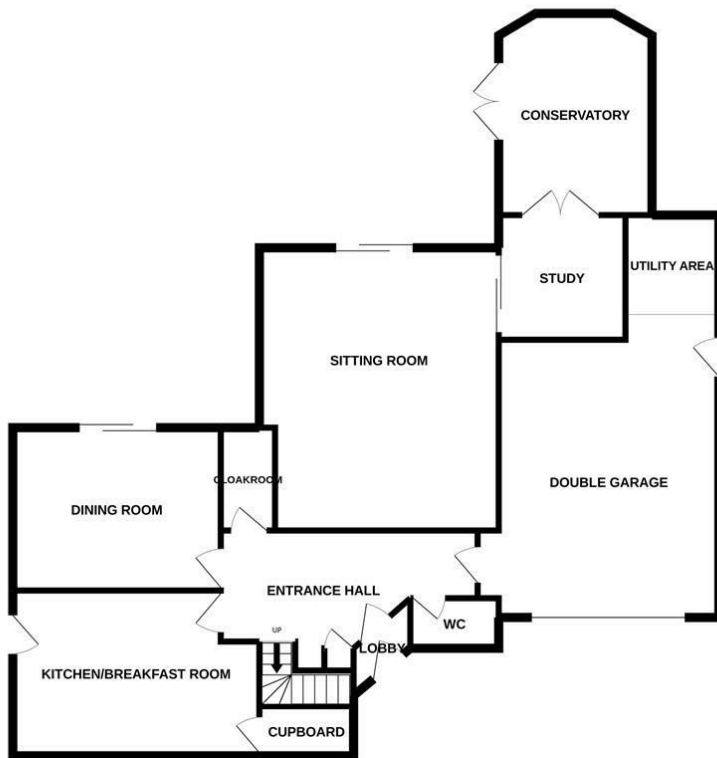
Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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