



 5

 2

 3

- Detached House
- Garden Room
- En-suite Shower Room WC
- Garage

- 5 Bedrooms
- Dining Room
- Family Bathroom WC

- Lounge
- Breakfasting Kitchen
- Cloakroom WC

A spacious and extended 5 bedroom detached family home, in an excellent location within the sought after Eland Haugh development, well placed for 'village' amenities. With gas fired central heating and sealed unit double glazing. The Reception Hall, with Cloakroom/WC is fitted with a low level suite and pedestal wash basin. The focal point of the Lounge is a superb fireplace. Sliding door opens to the Garden Room, with doors to the rear garden. From the entrance hall is the dining room with window to front. The Breakfasting Kitchen is fitted with a range of modern style base and wall units with sink unit, range oven with extractor over, microwave oven and integral dishwasher with matching door. The Garage has electric door and a Utility area also fitted with wall and base units, plumbing for a washer, central heating boiler and door to the rear garden. Stairs lead from the hall to the First Floor Landing, with shelved storage cupboard. Bedroom 1 is to the front and has a range of fitted wardrobes with drawer units, along with an En Suite Shower/WC, with wc, wash basin and shower enclosure with mains shower unit. Bedroom 2 is also to the front and has fitted bedroom furniture. Bedrooms 3 & 4 are to the rear with the Study/Bedroom 5 to the front. The spacious Bathroom/WC is fitted with a low level wc, pedestal wash basin, corner bath and shower enclosure.

Externally, the Front Garden is lawned with plants and shrubs to the borders and block paved double width driveway. Gate access to side leads to the Rear Garden with patio area, lawn, raised beds and garden shed.

Rivermede is ideally located for amenities including shops, schools, pubs, restaurants and leisure facilities.

#### Entrance Hall

#### Cloaks WC

Lounge 19'8" x 11'5" (5.999 x 3.491)

Garden Room 11'2" x 10'3" (3.413 x 3.132)

Dining Room 10'0" x 10'1" (3.068 x 3.080)

Breakfasting Kitchen 16'8" x 8'11" (5.086 x 2.727)

Garage 16'10" x 14'1" (5.154 x 4.315)

Bedroom1 13'5" x 10'4" (4.109 x 3.167)

#### En-suite Shower Room WC

Bedroom 2 11'9" x 10'5" (3.589 x 3.176)

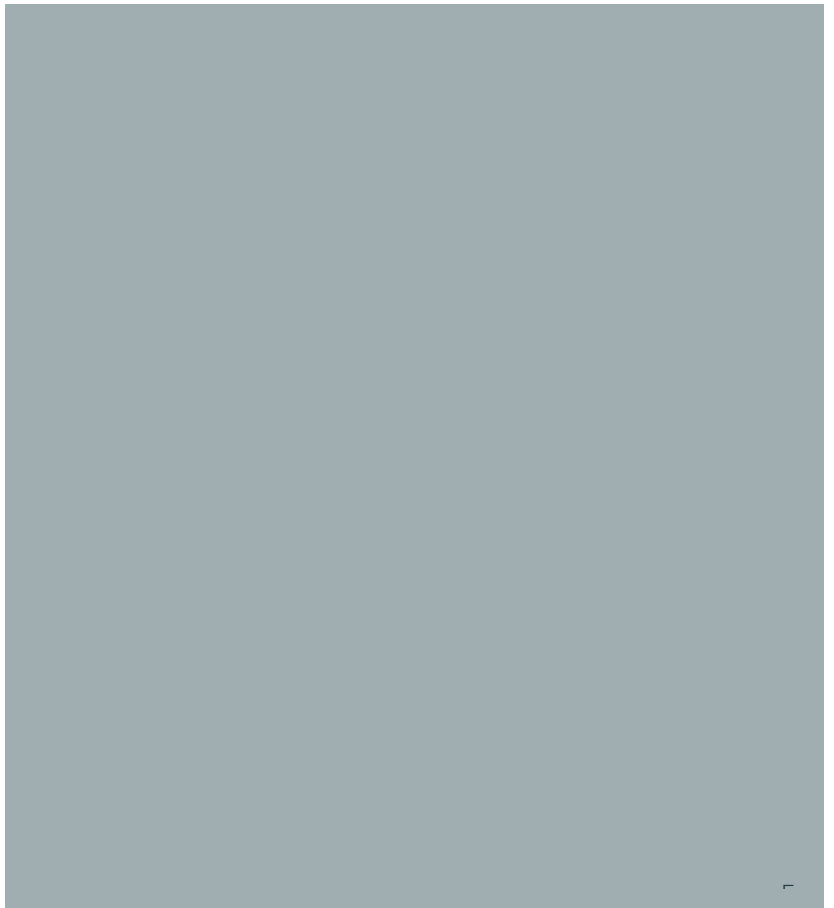
Bedroom 3 9'2" x 8'11" (2.799 x 2.732)

Bedroom 4 13'11" x 9'1" (4.257 x 2.794)

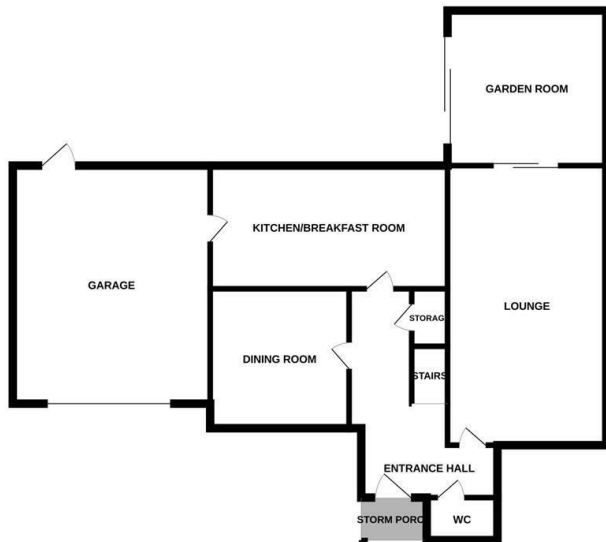
Bedroom 5 14'0" x 7'8" (4.270 x 2.338)

Bathroom WC 17'5" x 5'9" (5.325 x 1.768)

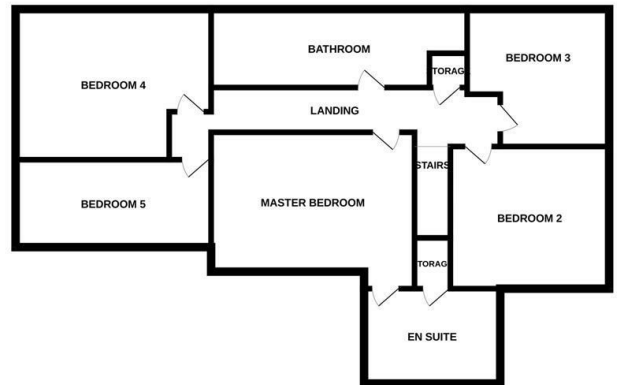




GROUND FLOOR



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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