



- 5 Bed Detached House
- 25' Lounge with French Doors
- Fabulous 28' Multifunctional Kitchen/Dining/Family Room
- Private Gardens

- Lovely Location just off Middle Drive
- 20 Family Room with French Door
- Family Bathroom & 3 En Suites

- Spacious Hall with Cloaks/WC
- Gym/Study
- Attached Garage



A superbly presented and refurbished 5 bedroomed detached family house, appointed to exacting standards throughout. Privately situated within a small lane just off Middle Drive, the Entrance Hall leads to an impressive Reception Hall with storage cupboard. The Cloakroom/WC has a wc with concealed cistern, wash basin and large mirror over. The 25' Lounge has French doors opening to the rear garden, The 20' Family Room has a French door to the garden and a door to the kitchen and there is also a Gym/Study. The heart of this home however, is undoubtedly the stunning 28' multi-functional Kitchen/Dining/Family Room, fitted with high gloss units, Silestone work surfaces, split level oven, microwave, warming drawer, 4 ring induction hob, island with breakfast bar and concealed dishwasher and sliding doors and picture windows to the rear garden. The Utility Room has wall and base units, sink unit plumbing for a washer and pressurised hot water system. A glass and oak staircase leads from the hall to the First Floor Landing with spacious storage cupboard. Bedroom 1 extends to over 24' and has a walk in wardrobe, fitted Dressing Room and En Suite Shower/WC with wc, wall mounted wash basin and shower enclosure with rain head shower. Bedroom 2 extends to 20' and has a Dressing Room and an En Suite Shower/WC with wc, wall mounted wash basin with storage under and mirror over and shower enclosure with rainhead shower. Bedroom 3 has an En Suite Shower/WC with wc, wall mounted wash basin with storage under and mirror over and shower enclosure with full body spray shower. Bedrooms 4 and 5 share the family Bathroom/WC, with wc, wash stand with wash basin and double spa bath with shower attachment. There is also an attached 24' Garage with electric roller shutter door.

Externally, the Front Garden has a semi circular lawn with gravelled double entrance driveway and parking area. The private West facing Rear Garden has a patio with lawn, shrubs, plants and hedge, ideal for family

Entrance Hall 9'0 x 4'8 (2.74m x 1.42m)

Reception Hall 23'2 x 9'4 (+recess) (7.06m x 2.84m (+recess))

Cloakroom/WC 8'2 x 3'6 (2.49m x 1.07m)

Lounge 25'2 x 13'4 (7.67m x 4.06m)

Family Room 20'6 x 12'6 (6.25m x 3.81m)

Gym/Study 13'5 x 11'7 (4.09m x 3.53m)

Kitchen/Dining/Family Room 28'0 x 25'8 (8.53m x 7.82m)

Utility Room 12'6 x 8'6 (3.81m x 2.59m)

First Floor Landing

Bedroom 1 24'3 x 12'8 (+recess) (7.39m x 3.86m (+recess))

Dressing Room 11'9 x 6'5 (3.58m x 1.96m)

En Suite Shower/WC 9'8 x 6'6 (2.95m x 1.98m)

Bedroom 2 20'6 x 13'2 (6.25m x 4.01m)

Dressing Room 9'6 x 6'0 (2.90m x 1.83m)

En Suite Shower/WC 10'8 x 6'5 (3.25m x 1.96m)

Bedroom 3 13'6 x 13'5 (+dr recess) (4.11m x 4.09m (+dr recess))

En Suite Shower/WC 9'9 x 5'4 (2.97m x 1.63m)

Bedroom 4 13'4 x 9'9 (4.06m x 2.97m)

Bedroom 5 10'8 x 9'8 (3.25m x 2.95m)

Bathroom/WC 9'8 x 7'3 (2.95m x 2.21m)

Garage 24'5 x 9'9 (7.44m x 2.97m)



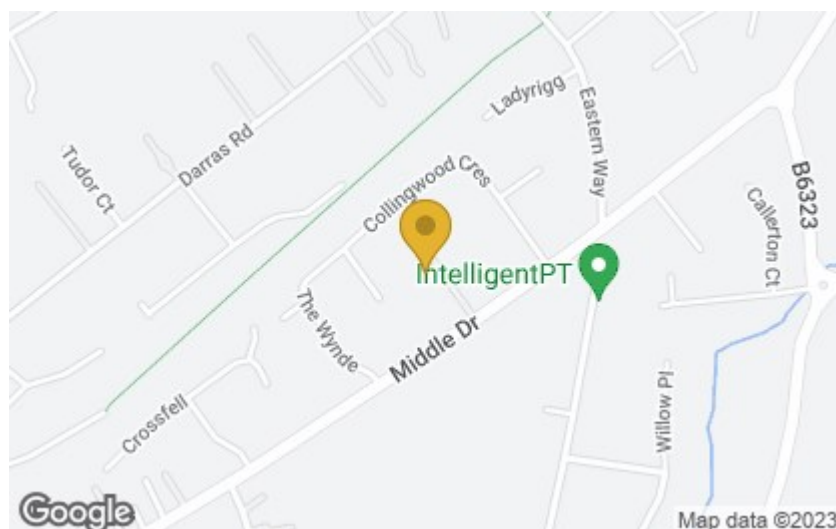
Energy Performance: Current C Potential B

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.