



- 4 Bed Detached House
- Good Corner Plot
- 19' Kitchen/Family Room
- West Facing Garden

- Spacious, Extended Accommodation
- Cloakroom/WC
- 21' Conservatory

- Beautifully Appointed & Presented
- Lounge with Fireplace
- Dining Room; Study

This 4 bedroomed detached house has been extended and updated to provide exceptional and flexible family accommodation. Pleasantly situated on a superb corner plot, this well presented house has a Reception Hall with storage cupboard and a Cloakroom/WC with low level suite and wash basin. The Lounge has a pebble style electric fire within a contemporary surround and feature display niches. The heart of this home is undoubtedly the stunning Kitchen/Family Room, with the Kitchen area fitted with wall and base units, sink unit, split level double oven, 5 ring gas hob with extractor over, integral fridge, freezer and dishwasher with matching doors, door to the side, French door with additional French doors from the family area to the Conservatory, and through to the Dining Room, with Velux roof lights and French doors to the Rear. The Study has Velux roof lights and a door to the front. The 21' Conservatory overlooks and has doors to the garden. The Utility Room is fitted with units, with plumbing for a washer and French door to the garden. Stairs lead from the hall to the First Floor Landing, with airing cupboard and access to the loft. Bedroom 1 is to the front and well fitted with wardrobes and an En Suite Shower Room with vanity unit and shower cubicle. Bedroom 2 is to the rear. Bedroom 3 is to the front with book/display shelving and Bedroom 4 is to the rear. The Bathroom/WC has a low level wc, pedestal wash basin and panelled bath with electric shower over. There is a Garage space for storage only.

Externally, the Front Garden is has an impressed concrete drive for parking and conifer hedge for privacy. The West facing Rear Garden has a patio area, artificial lawn, gravelled area and shed with electricity.

Kingston Park is a sought after location with excellent shops, school, sporting and leisure facilities. There is good access to the A1 and excellent road and public transport links, including the Metro system for easy access to the airport and the city

Reception Hall 15'10 x 6'11 (max) (4.83m x 2.11m (max))

Cloakroom/WC 4'6 x 3'8 (1.37m x 1.12m)

Lounge 14'4 x 12'11 (4.37m x 3.94m)

Kitchen/Family Room 19'11 x 12'4 (6.07m x 3.76m)

Dining Room 15'8 x 7'1 (4.78m x 2.16m)

Study 11'11 x 7'4 (3.63m x 2.24m)

Conservatory 21'0 x 9'6 (6.40m x 2.90m)

Utility Room 12'2 x 7'10 (3.71m x 2.39m)

First Floor Landing

Bedroom 1 14'5 (max) x 10'6 (max) (4.39m (max) x 3.20m (max))

En Suite Shower Room 8'3 x 5'2 (2.51m x 1.57m)

Bedroom 2 10'8 x 10'2 (3.25m x 3.10m)

Bedroom 3 10'7 x 9'4 (3.23m x 2.84m)

Bedroom 4 9'4 x 7'5 (2.84m x 2.26m)

Bathroom/WC 7'10 x 5'8 (2.39m x 1.73m)

Garage Space 8'8 x 3'10 (2.64m x 1.17m)



Energy Performance: Current Potential

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.