



- 3 Bed Semi Detached House
- Cloaks/WC
- Garden Room
- Highly Sought After Location

- Presented & Appointed to a High Standard
- Lounge with Multi-fuel Stove
- Bathroom/WC with Separate Shower

- Fabulous Landscaped Rear Garden
- 21' Kitchen/Dining/Family Room
- Detached Garage with Electric Door

Superbly situated with this highly desirable location, this 3 bedroomed semi detached house is appointed and presented to a high standard and enjoys stunning, landscaped gardens. With gas fired central heating and sealed unit double glazing, the Reception Hall, with cloaks cupboard, leads to the Cloakroom/WC, with low level wc and wash basin with storage under. The focal point of the Lounge is a multi fuel stove set within a recessed fireplace with rustic wood mantle shelf over and there is a bay to the front. The 21' Kitchen/Dining/Family Room has a kitchen area, well fitted with a range of wall and base units, sink unit, granite work surfaces with a breakfast table, split level double oven, microwave, 5 ring gas hob, integral fridge, freezer and dishwasher. An archway leads through from the family/dining area to the Garden Room, with storage cupboard and bi fold doors opening to the rear garden. The Utility Room has wall and base units and plumbing for a washer. Stairs lead from the hall to the First Floor Landing, with access to the loft. Bedroom 1 has a bay to the rear with views over the extensive gardens. Bedroom 2 is to the front, with Bedroom 3 also to the rear. The Bathroom/WC has been refurbished with a contemporary white suite with wc with concealed cistern, vanity unit with wash basin and large mirror over, inset double ended bath and shower quadrant with mains shower. There is also a detached Garage with electric up and over door.

Externally, there is a gravelled Front Garden and driveway with ample parking, range of shrubs to the borders and double gates to the driveway to the side. The stunning Rear Garden is beautifully tended and landscaped. There is a decked area with fitted planters, cold water tap and shed. A gravelled path leads alongside the first lawn, with well stocked borders, to a large central decked area, with fitted seating and summerhouse. There is a second lawn with well planned vegetable garden beyond and gate to the bridleway.

Reception Hall

Cloakroom/WC 4'10 x 2'8 (1.47m x 0.81m)

Lounge 12' x 14'7 (into bay) (3.66m x 4.45m (into bay))

Kitchen/Dining/Family Room 21'2 x 11'8 (max) (6.45m x 3.56m (max))

Utility Room 7'8 x 7'4 (2.34m x 2.24m)

Garden Room 11'9 x 11'6 (3.58m x 3.51m)

First Floor Landing

Bedroom 1 11'10 x 14' (into bay) (3.61m x 4.27m (into bay))

Bedroom 2 12'2 x 12'1 (3.71m x 3.68m)

Bedroom 3 10'9 x 8' (3.28m x 2.44m)

Bathroom/WC 10'10 x 7'6 (3.30m x 2.29m)

Detached Garage 18'8 x 9' (5.69m x 2.74m)



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.