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- 4 Bed Semi Detached House
- Lounge with Fireplace
- 23' Kitchen/Family Room
- Family Gardens

- Superbly Extended and Appointed
- Snug with Fitted Cabinets
- Family Bath & 2 En Suites

- Cloaks/WC
- 19' Dining Room with Lantern Roof
- Double Garage with Electric Door

This superbly extended and appointed 4 bedroomed semi detached house, offers beautifully proportioned family accommodation within a desirable residential area.

The 23' Reception Hall has a cupboard and oak flooring, with access to the Cloakroom/WC, with wc and wash basin. The focal point of the Lounge is a lovely Minster style fireplace and there is a deep coved ceiling and bay to the front. The Snug has a recessed fireplace with storage cabinets with book/display shelving over to each recess, and is open to the 19' Dining Room with double doors from the hall, lantern roof, picture windows and French doors to the garden and steps down to the 23' Kitchen/Family Room, well fitted with a good range of wall and base units, Belfast sink, granite work surfaces, dual fuel range style cooker, integral fridge and dishwasher, central island with solid wood work surfaces incorporating a breakfast table, picture windows and French doors to the garden. The 19' Utility Room is also well fitted with wine cooler, integral freezer, plumbing for a washer and door to the side. Stairs lead from the hall to the First Floor Landing, with Velux roof light and access to the loft via a retractable ladder. Bedroom 1, to the rear, extends to over 28' with a vaulted ceiling, range of built in wardrobes and En Suite Shower/WC, with wc with concealed cistern, vanity unit with wash basin and shower enclosure with mains shower. Bedroom 2 is to the front and has eaves storage, a walk in wardrobe and En Suite Shower/WC with wc with concealed cistern, vanity unit with wash basin and shower enclosure with mains shower. Bedroom 3 is to the rear, with Bedroom 4 to the front. The Bathroom/WC has a wc, wash basin with mirror over and double ended bath. The Double Garage is attached with twin electric doors.

Externally, there are electric gates opening to the block paved driveway, with lawns, shrubs and parking area. The large private Rear Garden is lawned, with Gazebo, vegetable bed, plants and shrubs.

Reception Hall 23'0 x 7'2 (max) (7.01m x 2.18m (max))

Cloakroom/WC 5'0 x 2'11 (1.52m x 0.89m)

Lounge 12'10 x 15'1 (into bay) (3.91m x 4.60m (into bay))

Snug 12'8 x 10'6 (3.86m x 3.20m)

Dining Room 19'2 x 9'2 (5.84m x 2.79m)

Kitchen/Family Room 23'3 x 18'8 (7.09m x 5.69m)

Utility Room 19'6 x 5'4 (5.94m x 1.63m)

First Floor Landing

Bedroom 1 18'8 x 28'2 (max into dr recess) (5.69m x 8.59m (max into dr recess))

En Suite Shower/WC 8'10 x 7'8 (2.69m x 2.34m)

Bedroom 2 18'2 x 17'3 (max) (5.54m x 5.26m (max))

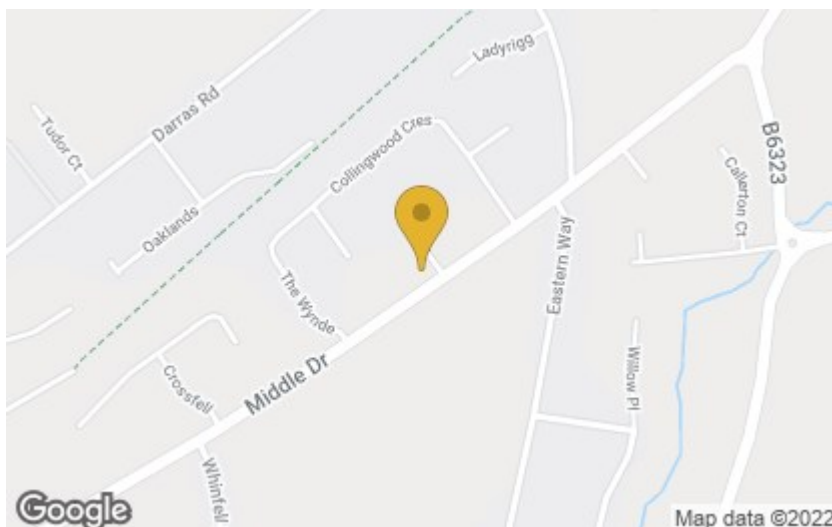
En Suite Shower/WC 9'0 x 6'0 (2.74m x 1.83m)

Bedroom 3 14'3 x 12'8 (4.34m x 3.86m)

Bedroom 4 12'8 x 12'8 (3.86m x 3.86m)

Bathroom/WC 8'2 x 6'1 (2.49m x 1.85m)

Double Garage 19'2 x 19'0 (5.84m x 5.79m)



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.