



- 4 Bed Semi Detached House
- Dining Room
- Family Bathroom/WC
- Council Tax Band C

- Cloakroom/WC
- Breakfasting Kitchen & Utility
- Garden Room

- Lounge with Multi Fuel Stove
- 22' Master Bed with En Suite Bath/WC
- Ample Parking & Garage

An extended 4 bedroomed semi detached house, conveniently located within this sought after village, well placed for amenities. Well appointed and with gas fired central heating and sealed unit double glazing, the current owner has paid considerable attention to detail to provide a most attractive family property. The Entrance Porch opens to the Reception Hall with feature cast iron fireplace. The focal point of the Lounge is a multi fuel stove set within a recessed fireplace with rustic mantle shelf and fitted storage cabinet and shelving to the recess. There is a bay window to the front. The Dining Room has a fitted display and storage cupboard with window to the side and is open through to the Breakfasting Kitchen, fitted with a good range of units and enamelled sink unit, Rangemaster dual fuel range style cooker and integral dishwasher and fridge with matching doors. The breakfasting/sitting area has an electric stove and sliding doors to the garden room with doors to rear garden. Stairs lead from the hall to the First Floor Landing. The 22' Master Bedroom is to the front, with feature cast iron fireplace and is fitted with a dressing table and good range of wardrobes, and En Suite Bathroom/WC, fitted with a 4 piece traditional white suite comprising WC, wash basin, roll top bath with ball & claw feet and telephone style shower mixer and shower quadrant with mains shower unit. Bedroom 2 is to the rear, with Bedroom 3, fitted with wardrobes and dressing table and access to the loft via a retractable ladder, to the front, and Bedroom 4, fitted as a study, also to the front. The family Bathroom/WC has a white suite with modern chrome fittings comprising WC, wash basin and panelled bath with mains shower over. There is a Garage with electric door and Utility Room with plumbing for a washer. The Front Garden is tarmaced with space for 3 cars and stocked borders. The delightful Rear Garden features a decked area with steps to lawn, patio area and well stocked borders.



Entrance Porch

Reception Hall

Cloakroom/WC

Lounge 13'10 x 16'8 (into bay) (4.22m x 5.08m (into bay))

Dining Room 12'6 x 9'2 (3.81m x 2.79m)

Breakfasting Kitchen 18'6 x 7'3 (5.64m x 2.21m)

Garden Room 19'6" x 8'8" (5.957 x 2.654)

First Floor Landing

Bedroom 1 22'3 x 8'8 (6.78m x 2.64m)

En Suite Bathroom/WC 8'8 x 7'6 (2.64m x 2.29m)

Bedroom 2 13'5 x 10'3 (4.09m x 3.12m)

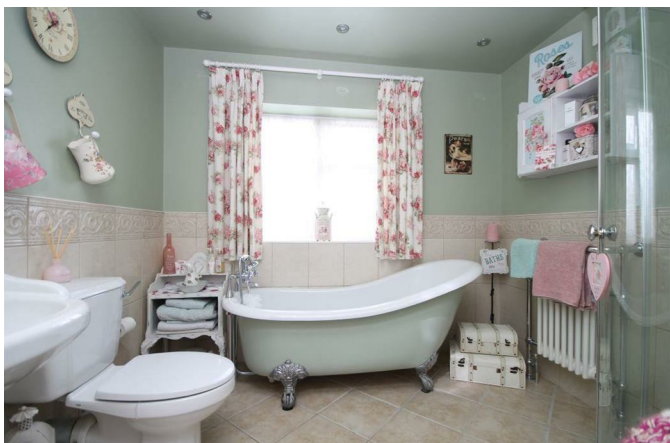
Bedroom 3 11'3 x 10'11 (3.43m x 3.33m)

Bedroom 4/Study 7'10 x 7'4 (2.39m x 2.24m)

Bathroom/WC 6'8 x 6' (2.03m x 1.83m)

Garage 17'9 x 8'6 (5.41m x 2.59m)

Utility Room 8'9 x 4'6 (2.67m x 1.37m)



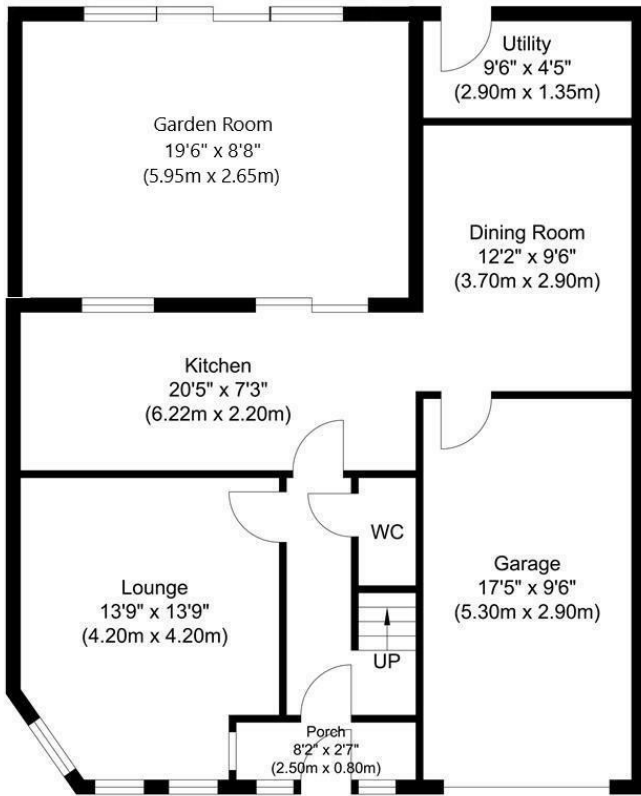
Energy Performance: Current C Potential B

Council Tax Band: C

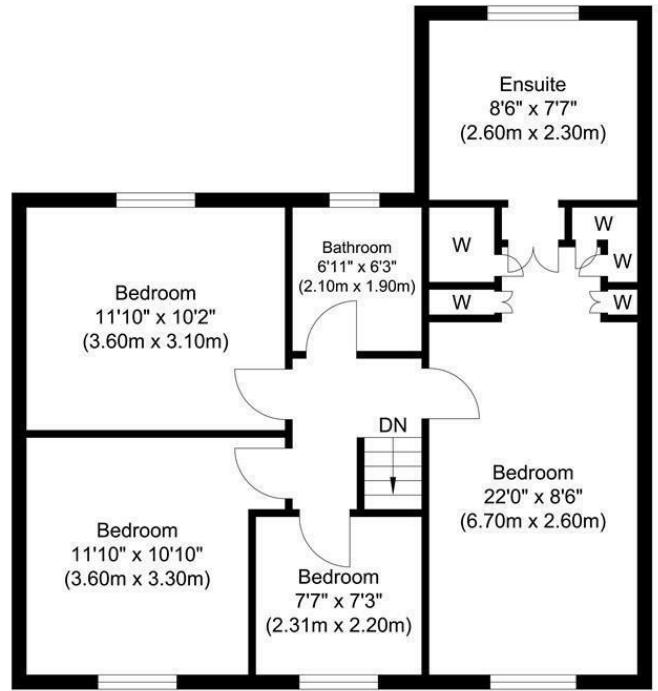
Distance from School:

Distance from Metro:

Distance from Village Centre:



Ground Floor
Approximate Floor Area
867.15 sq. ft.
(80.55 sq. m)



First Floor
Approximate Floor Area
675.86 sq. ft.
(62.79 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.



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.