



TO BE SOLD VIA ONLINE AUCTION. Starting bid @ £490,000 Terms and Conditions apply.

Wow, that was my reaction as I walked into this fabulous detached house. The property has been tastefully extended and modernised by the present owners and offers a good size entrance hall, re fitted ground floor shower room/wc, utility lobby, stunning 27 x 18 open plan kitchen/diner/living room offering an 18' living room with feature fireplace and a full width opening to a wonderful 18' refitted kitchen/diner with full width bi-fold doors leading to the rear garden, separate sitting room. To the first floor there is an 18' landing, formally two bedrooms, the master is 18' and over looks the rear garden, the doorway is still present from the landing meaning the room could be easily reinstated as two bedrooms, further double bedroom, refitted four piece refitted family bathroom with spa bath and separate shower cubicle. The house has a modern gas radiator central heating with combination and is also double glazed throughout. The rear gardens really is a credit to the sellers, to the immediate rear the bi-fold doors lead you onto a great size pink granite patio extending to a large lawn area flanked by mature specimens, evergreens and numerous fruit trees with mature conifers to the rear providing privacy, There is a personal door from the garden leading to the garage and a gate leading to the driveway to side. To the front there is a garden area and a gravel driveway for two vehicles with electrical car charging point. Internal viewing of this house is truly essential.



Recessed Porch

Outside light, double glazed entrance door with window to side leading to:

Entrance Hall

Wood effect floor, radiator with decorative cover, central heating thermostat, alarm control panel, picture rail, under stairs recess and storage cupboard, inset spotlights, door to:

Utility Lobby

Plumbing for washing machine and vent for tumble dryer, wood effect floor, double glazed window to side, inset spotlight, door to:

Refitted Shower Room/wc

Refitted suite comprising of fully tiled corner shower cubicle with sliding doors and rainfall shower over, vanity unit with inset wash hand basin, mixer tap and cupboard under, concealed cistern push button flush low level wc, complimentary wall tiling to dado height, tiled floor with underfloor heating, extractor fan, inset spotlights, heated towel rail, double glazed window to side.



Sitting Room

11'1 10'1 (3.38m 3.07m)

Double glazed oriel window to front, feature radiator, storage cupboard, television point, inset spotlights.



Refitted Kitchen/diner/living room

27'4 x 18'10 (8.33m x 5.74m)



Living Room

18'4 x 12' (5.59m x 3.66m)

Feature iron fireplace with display mantle over and granite hearth, feature radiator, shelved display recess, wood effect floor, television point, inset spotlights, full width opening to:

Refitted Kitchen/diner

18'4 x 13'8 (5.59m x 4.17m)

Fabulously refitted with an extensive range of white high gloss wall and base units complimented by Quartz worktops and a "Laura Ashley" tiled splash back. Inset one and a half bowl sink with integrated drainer within the work surface, concealed under counter lighting and multi covered mood lighting, integrated "Bosch" dishwasher, five ring "Bosch" induction hob with "Bosch" chimney style extractor hood over, built in multi function "Neff" microwave/oven and grill, separate "Neff" hide and slide self cleaning double oven, space for American style fridge/freezer, Central island with Quartz worktop and white high gloss base units, wood effect floor, feature sky light window and radiator, full width double glazed bi-fold doors leading to the delightful "pink granite" patio and garden



Landing

18'10 x 9'3 (5.74m x 2.82m)

Access to part boarded loft with ladder and light, storage cupboard, central heating thermostat, feature radiator, double glazed window to side.



Master Bedroom

18'10 x 12' max (5.74m x 3.66m max)

Formally two rooms with two doors leading from the landing, it would be easy to reinstate this as two bedrooms, two double glazed windows to the rear overlooking the garden, built in wardrobes, wood effect flooring, feature radiator, wall mounted air conditioning unit with heating and cooling facility, inset spotlights, television point.



Bedroom Two

12'1 x 10'2 (3.68m x 3.10m)

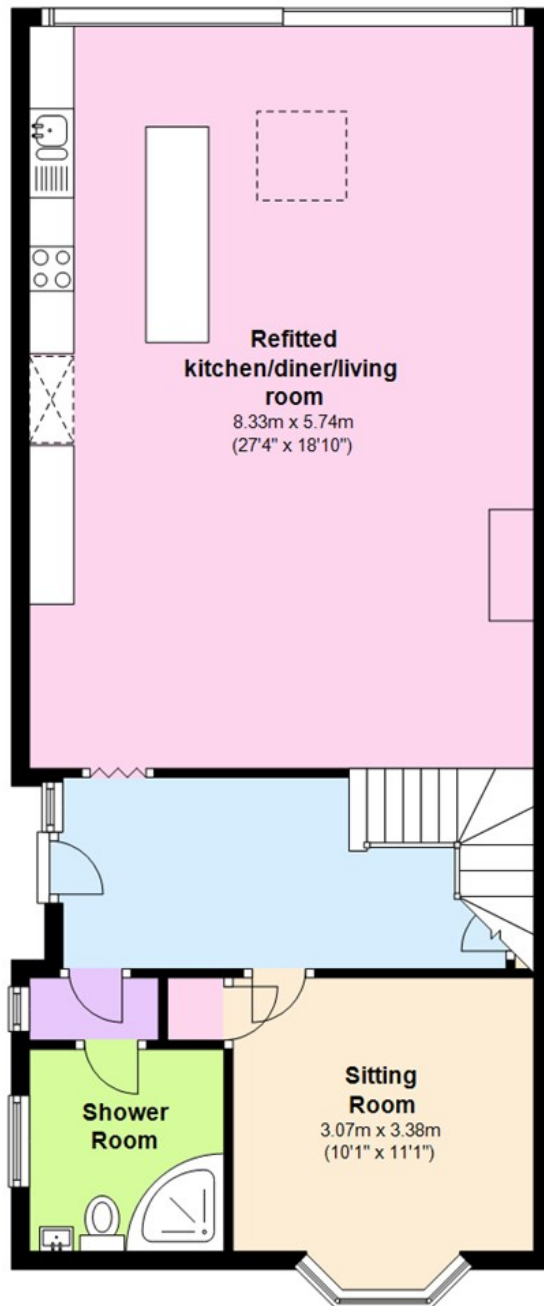
Double glazed window to front, feature radiator, wood effect floor.





Ground Floor

Approx. 77.8 sq. metres (837.4 sq. feet)



First Floor

Approx. 52.2 sq. metres (561.8 sq. feet)



Total area: approx. 130.0 sq. metres (1399.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC