



**£569,950**

### **Kitchen/Diner 25' 6" x 11' 2" (7.77m x 3.40m)**

Modern and stylish fitted kitchen including base and eye level units with laminate worksurfaces with a matching upstand and tiled splashbacks. There is also a four ring gas hob with a glass splashback and an extractor hood over, a counter level electric double oven, a composite Blanco corner sink unit with mixer tap plus an integrated dishwasher, microwave, fridge and freezer. The kitchen includes dining space with a UPVC double glazed window which overlooks the garden, access to the utility room, a Karndean floor covering, two central heating radiators, a door to the dining room and is open plan to the family room.



### **Family Room/Dining Room 32' 2" x 11' 4" (9.80m x 3.45m)**

A large open space with a vaulted ceiling and four remote controlled electronically operated Velux skylights, a full height UPVC double glazed window to the rear and bifold doors to the patio area at the side. There is also two central heating radiators, double doors to the front sitting room, a Karndean tiled floor covering, a formal dining space and a TV point.



### **Sitting Room 16' 3" x 11' 4" (4.95m x 3.45m)**

Beautiful quality feature fireplace with a hardwood surround, granite hearth and back plate plus a modern Gazco remote controlled gas fire. There is also a large UPVC double glazed oriel window to the front, a central heating radiator, TV point, a door from the hallway and double doors to the dining room.

### **Garage 17' 3" x 7' 3" (5.25m x 2.21m)**

Up and over door to the front, a personnel door into the hallway, access to an under stair utility cupboard with space for a tumble dryer, a window and back door to the side, power and lighting.



### **Utility Room 4' 7" x 6' 8" (1.40m x 2.03m)**

Karndean flooring, base and eye level units with laminate worksurfaces and a stainless steel sink, a recent wall mounted Worcester gas combination boiler, a UPVC double glazed back door to the rear garden and a door to the WC.



### **WC**

Modern tiled walls, Karndean flooring, a UPVC double glazed window to the side, a heated towel rail, corner sink unit and WC.

### **Bedroom 1 11' 4" x 10' 3" (3.45m x 3.12m)**

UPVC double glazed window to the rear, a central heating radiator and a door leading to the en-suite shower room.

### **En-suite 5' 8" x 4' 9" (1.73m x 1.45m)**

UPVC double glazed window to the rear, modern ceramic wall tiles, a heated towel rail and a three piece suite including a corner shower cubicle, wash basin and WC.

### **Bedroom 2 13' 6" x 11' 6" (4.11m x 3.50m)**

UPVC double glazed window to the front, a central heating radiator and a range of fitted wardrobes.

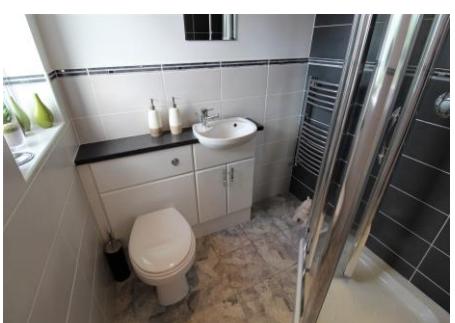
### **Bedroom 3 11' 2" x 6' 8" (3.40m x 2.03m)**

UPVC double glazed window to the front, recessed fitted cupboards and a central heating radiator.



### **Family Bathroom 7' 3" x 5' 7" (2.21m x 1.70m)**

A very stylish fitted bathroom including a large vanity unit with cupboards, drawer and a ceramic sink unit plus a WC with a concealed cistern. There is also a bath with shower over and glass screen, modern tiling, recessed ceiling downlights including an extractor fan and a contemporary heated towel rail.

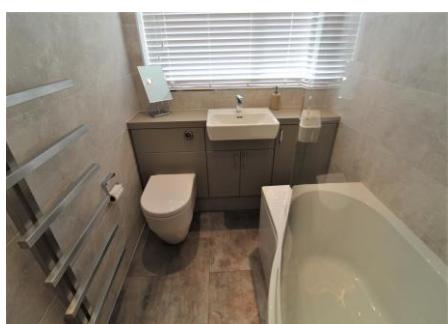


### **Bedroom 4 13' 7" x 20' 1" (4.14m x 6.12m)**

Large converted loft with a UPVC double glazed window to the side, a Velux window to the rear and a central heating radiator.

### **Outside**

The property is set back from the road beyond a Tarmac driveway with space for two large vehicles and a gateway at the side to the south west facing rear garden. The mature rear garden is quite large, has a patio area off the kitchen, a mature apple tree with tree seat and a rose arch which leads to a utility area at the rear of the plot with garden shed and raised planters for growing vegetables.



### **Disclaimer**

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