





**Guide Price  
£575,000**

Situated within a cul de sac setting within this sought after development, This superbly presented four bedroom detached home has been completely refurbished by the present owners and boasts, two reception rooms, a refitted kitchen dining room, four generous bedrooms and a luxury bathroom. Outside can be found delightful enclosed landscaped gardens a garage and driveway. Within easy reach of popular schools local shops and within just a short drive of the M1 motorway.

# Property Description

## Entrance Hall

UPVC double glazed front door opens to the entrance hall. With stairs to the first floor, radiator.

## Cloakroom

A refitted suite comprising, a wash hand basin with mixer tap and WC housed in a vanity unit and surround with cupboards below, heated towel rail, double glazed window to the side, recessed spot lighting, tiled surrounds.

## Study

Double glazed window to front, single radiator, wood effect laminate flooring.

## Lounge

Double glazed window to rear, double radiator, coved ceiling, recess spot lighting, TV point.

## Kitchen/Diner

Twin part glazed doors open to a refitted kitchen set in two defined areas and boasting an impressive range of wall and base mounted units with work surfaces over, inset one and a half bowl single drainer sink unit with mixer tap set below a double glazed window to the front, space for Range style cooker, plumbing for washing machine and dishwasher, tiled splash back with under lighting, recessed spot lighting, wood laminate flooring. Double glazed door to the side. Twin double glazed doors to the rear garden.

## Landing

Stairs rise to the first floor. Access to loft space via drop down ladder.

## Bedroom One

Double glazed window to front, double radiator, range of built in wardrobes and built in dressing table, coved ceiling.

## Bedroom Two

Double glazed window to rear, radiator.

## Bedroom Three

Double glazed window to rear, radiator.

## Bedroom Four

Double glazed window to front, door to airing cupboard housing hot water cylinder, radiator.

## Family Bathroom

A luxury re-fitted suite comprising a panelled bath with mixer tap and Aqualisa shower over, wash hand basin with mixer tap and WC housed in a vanity unit and surround with storage cupboards below, double glazed window to the side, heated towel rail, recessed spot lighting, tiled surrounds.

## Outside

### Front Garden

An open plan front garden with lawn area and pathway leading to front door.

### Rear Garden

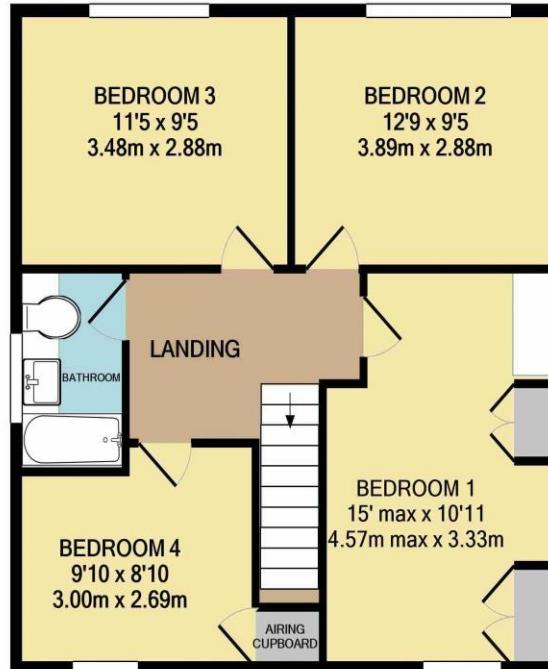
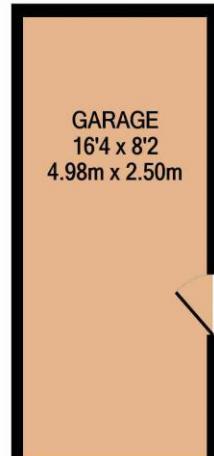
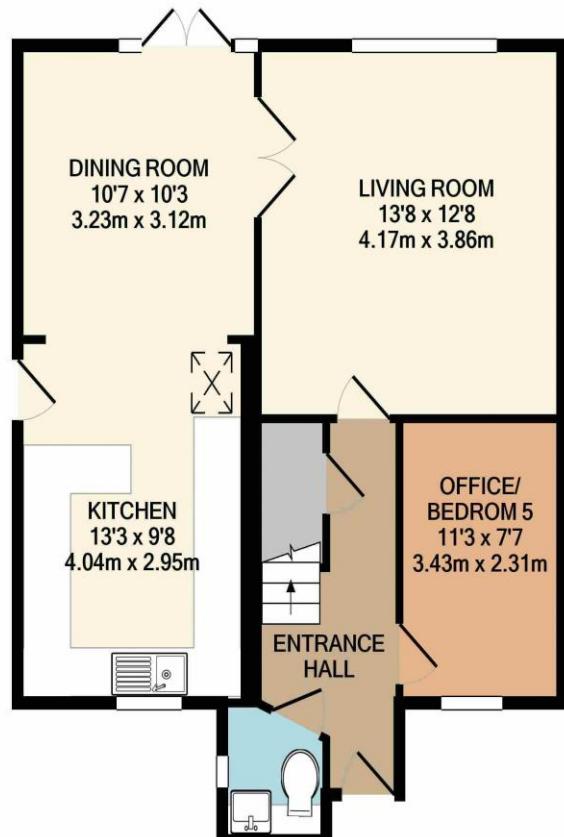
An undoubtedly feature of the property is the attractively landscaped rear garden with large patio area to the immediate rear with steps leading up to lawn area, gated side access, outside lights

### Garage

Situated alongside with up and over door, power and lighting, courtesy door to the rear garden.

### Driveway

Leading to the garage and providing off road parking for vehicles.



1ST FLOOR  
APPROX. FLOOR  
AREA 682 SQ.FT.  
(63.4 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 570 SQ.FT.  
(53.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1253 SQ.FT. (116.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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