







**Offers in Excess of  
£510,000**

This well-presented, four-bedroom detached family home is situated on the sought-after Racecourses development. This property boasts a living room with separate dining room, study, downstairs cloakroom and conservatory. The refitted kitchen opens through to the utility room which leads out to the well maintained wrap around rear garden. Upstairs offers four double bedrooms, family bathroom and a generously sized en-suite to the main bedroom. It has a double garage and ample off-road parking.

# Property Description

**ENTRANCE**

Door to:

**ENTRANCE HALL**

Doors to study, cloakroom, lounge and kitchen, stairs rising to first floor, wooden floor.

**CLOAKROOM**

Obscure double glazed window to side aspect. Low level WC, wash hand basin in vanity unit with mixer tap over, tiled floor, part tiled walls, extractor fan.

**LOUNGE**

Double glazed window and box bay window to front aspect. Radiator, double doors to dining room, feature electric fireplace with marble hearth and surround.

**DINING ROOM**

Double glazed French doors to conservatory. Radiator, door to kitchen.

**STUDY**

Double glazed window to side aspect. Radiator, wooden floor.

**KITCHEN**

Two double glazed windows to rear aspect. Fitted with a range of base and eye level units with rolled edge work surface over and under unit lighting, stainless steel bowl and drainer unit with mixer tap over, space for dishwasher, space for fridge freezer, built-in microwave, oven, induction hob with extractor hood over, radiator, storage cupboard, door to utility, Karndean flooring.

**UTILITY**

Double glazed door to rear garden. Stainless steel sink and drainer unit, wall-mounted boiler, fitted with wall-mounted and base units with rolled edge work surface over, space for washing machine and tumble dryer, Karndean flooring.

**CONSERVATORY**

Brick built UPVC double glazed conservatory with tiled floor and self-cleaning ceiling.

**LANDING**

Double glazed window to side aspect. Doors to bedrooms and bathroom, airing cupboard housing hot water tank and linen storage, loft access.

**BEDROOM ONE**

Double glazed window to front aspect. Radiator, fitted wardrobes.

**EN-SUITE**

Obscure double glazed window to side aspect. Low level WC, wash hand basin in vanity unit, walk-in shower cubicle, tiled floor, bidet, heated towel rail, shaving point, complementary tiling.

**BEDROOM TWO**

Double glazed window to front aspect. Radiator, fitted wardrobe with sliding door.

**BEDROOM THREE**

Double glazed window to rear aspect. Radiator.

**BEDROOM FOUR**

Double glazed window to side aspect. Radiator.

**BATHROOM**

Obscure double glazed window to rear aspect. Low level WC, wash hand basin in vanity units, panelled bath with mixer tap and shower over with splash back tiling, heated towel rail.

**OUTSIDE**

**GARAGE**

Double garage with up and over doors, power and lighting.

**FRONT GARDEN**

Laid to hardstanding providing off-road parking for several vehicles, path to front door, flower and shrub borders, side gated access, spotlight.

**REAR GARDEN**

Mainly laid to lawn with flower and shrub borders, patio area, fully enclosed by timber fence panelling, side gated access, outside tap, spotlight.

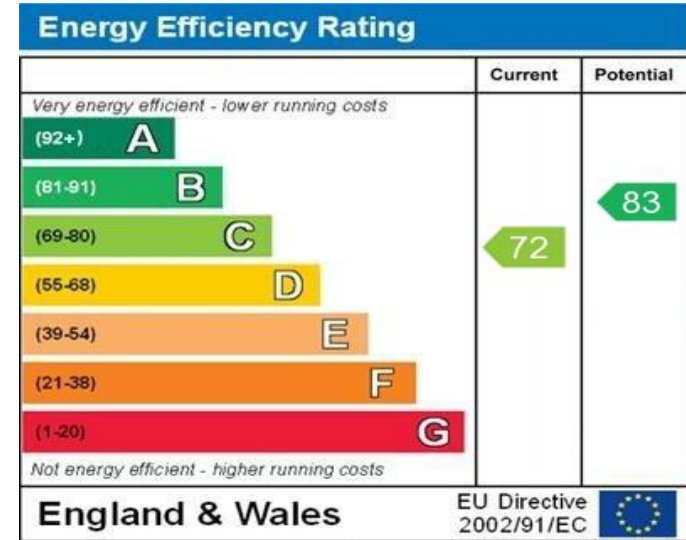
GROUND FLOOR  
943 sq.ft. (87.6 sq.m.) approx.

1ST FLOOR  
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA: 1531 sq.ft. (142.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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