







Located in a quiet cul de sac within walking distance of the local shop and amenities this very well presented 3 bedroom detached home enjoys paddock views. The property has been improved by the current owners and recently had a luxury shower room installed. Further improvements include a solid roof to the conservatory making for an all year round usable space. Offering good room sizes throughout with a generous size sitting room and well designed kitchen. A further benefit includes the garage and driveway for ample cars. Ideal for those seeking a peaceful lifestyle with the comforts of modern day living.

### Entrance Hall

11' 10" x 5' 11" (3.60m x 1.80m)

With main entrance door and window to side.  
Stairs to first floor. Karndean flooring

### Cloakroom

6' 0" x 3' 0" (1.83m x 0.91m)

Modern suite with W.C hand basin with storage area. Part tiled walls. Karndean flooring

### Kitchen

11' 10" x 9' 4" (3.60m x 2.84m)

Well designed and fitted with a range of wall and base cupboard and drawer units with ample work surface and inset sink and drainer. Mixer tap and drinking water tap plus water softener. Built in oven and ceramic hob with extractor over. Built in washing machine. Space and plumbing for dishwasher. Free standing oil boiler and radiator. Door to side.

### Sitting Room

18' 11" max 15'8 min x 11' 10" (5.76m x 3.60m)

A generous size room with attractive fireplace with inset multi fuel burner. Double doors lead to the conservatory. Karndean flooring

### Conservatory

11' 10" x 11' 0" (3.60m x 3.35m)

Re modelled with solid roof making this a useable room all year round. French doors lead to the garden and radiator. Karndean flooring. Wall light points.

### First Floor

#### Landing

11' 4" x 5' 10" (3.45m x 1.78m)

With window to side, large built in airing cupboard and loft access, radiator.

#### Bedroom 1

11' 11" max x 11' 8" (3.63m x 3.55m)

With window to front, built in double wardrobe, Karndean flooring, radiator

#### Bedroom 2

12' 10" max 9'11" min x 9' 7" (3.91m x 2.92m)

Far reaching view. Built in double wardrobe, Amtico flooring, radiator

#### Bedroom 3

8' 8" x 6' 8" (2.64m x 2.03m)

Open field views. Amtico flooring, radiator

#### Shower Room

Recently fitted luxury suite comprising double shower cubicle with digital shower and two shower heads. Streamline W.C and hand basin with storage under. Attractive wall tiles and modern heated towel rail.

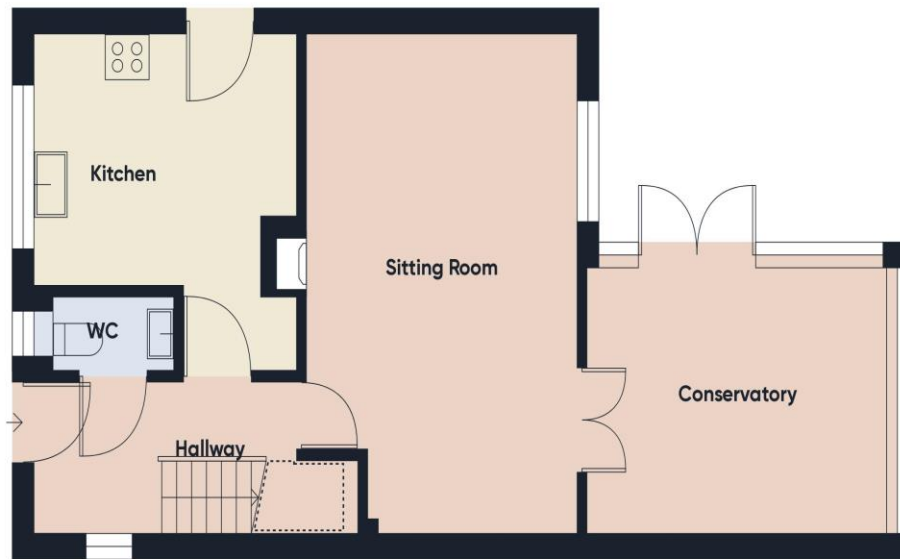
### Outside

There is a gravelled parking area to the front of the house with a driveway to the garage providing ample parking. Gate access to the garden. A private rear garden is enclosed by fencing with lawn and patio seating area. Raised decking area adjoins the house and conservatory. Personal door to the garage.

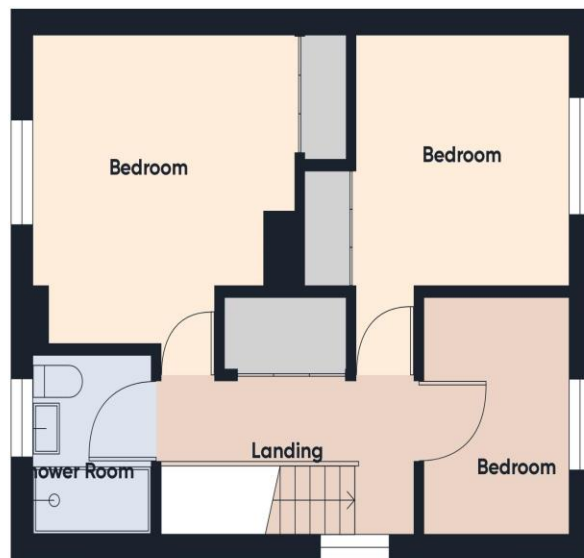
### Garage

18' 7" x 9' 2" (5.66m x 2.79m)

Set back from the house with driveway. Electric roller door, power and light connected



Ground Floor



Floor 1

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