













£500,000

Offered to the market with no upper chain this five bedroom detached family home is tucked away within a quiet cul-de-sac with benefits including a kitchen/diner, lounge, utilty room, en-suite and dressing room to main bedroom, family bathroom and additional downstairs cloakroom, studio, garden, garage and driveway parking for numerous vehicles.

# **Property Description**

#### **ENTRANCE HALL**

Stairs to first floor, radiator, doors to cloakroom, utility room and kitchen/diner.

#### **CLOAKROOM**

Low level w.c., vanity wash hand basin, heated towel rail, part tiled walls, extractor fan.

## KITCHEN/BREAKFAST ROOM

Double glazed windows to front and rear aspects. Range of wall mounted and floor standing units with work surface over, space for Range style cooker, space for fridge/freezer, integrated dishwasher, sink with mixer tap, radiator.

#### **UTILITY ROOM**

Plumbing for washing machine, radiator, door to garden.

## **LANDING**

Double glazed windows to front and rear aspect. Doors to lounge and bedrooms two and three, stairs to second floor.

#### **BEDROOM THREE**

Double glazed window to front aspect. Radiator, built in wardrobe.

#### **BEDROOM FOUR**

Double glazed window to rear aspect. Radiator, built in wardrobe.

#### LOUNGE

Double glazed windows to front and rear aspects. Two radiators.

#### SECOND FLOOR LANDING

Doors to bathroom and bedrooms one, two and five.

#### **BEDROOM ONE**

Double glazed window to front aspect. Radiator, built in wardrobe, door to en-suite and dressing room.

#### **EN-SUITE**

Frosted double glazed window to rear aspect. Shower unit, tiled walls, low level w.c., vanity wash hand basin, heated towel radiator, extractor fan.

#### DRESSING ROOM

Frosted double glazed window to rear. Two built in wardrobes.

## **BEDROOM TWO**

Double glazed window to front aspect. Built in wardrobe.

#### **BEDROOM FIVE**

Double glazed window to rear. Radiator, built in wardrobe.

## **BATHROOM**

Frosted double glazed window to rear aspect. Panelled bath with shower attachment over, vanity wash hand basin, heated towel rail, low level w.c., tiled walls.

#### **GARAGE & PARKING**

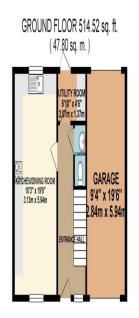
Metal up and over door, driveway providing off road parking for several vehicles.

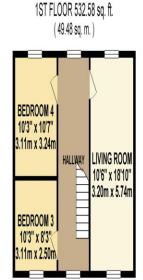
## **REAR GARDEN**

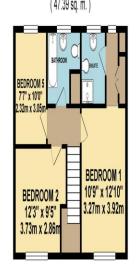
Mainly hardstanding surrounded by panel fencing with decked area, pond, outside light, timber storage shed, artificial grass area and cold water tap.

## **STUDIO**

Double glazed window to side aspect, double glazed sliding door, power and light.





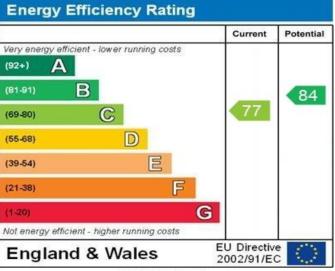


2ND FLOOR 510.07 sq. ft.

TOTAL FLOOR AREA: 1557.17 sq. ft. ( 144.67 sq. m.) approx.

Whits every atempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, anddows, norons and any other lears are approximate and no responsibility is blen for any error, omission or nie-statement. This plan is in libertaine purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown have not been lested and no guarantee as to third expectability or efficiency can be grien.

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THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to obtain verification from their solicitor. You are advised to obtain verification from their solicitor. You are advised to obtain verification from their solicitor. You are advised to obtain verification from their solicitor. You are advised to obtain verification from their solicitor or Surveyor. References to the Tenure of a Property are based to obtain verification from their solicitor or Surveyor. References to the Tenure of a Property are based to obtain verification from their solicitor or Surveyor. References to the Tenure of a Property are based to obtain verification from their solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working or der to the title documents. A Buyer is advised to obtain verification from their solicitor or Surveyor. References to the Tenure of a Property and solicitor or Surveyor. References to the Tenure of a Property and solicitor or Surveyor. References to the Tenure of a Property and solicitor or Surveyor. References to the Tenure of a Property and solicitor or Surveyor. References to the Tenure of a Property and solicitor or Surveyor. References to the Tenure of a Property and solicitor or Surveyor. References to the Tenure of the Tenure