



MISREPRESENTATION ACT 1967.

Messrs Wright-Manley for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs.Wright-Manley has any authority to make any representation whatever in relation to this property.

****REDUCED FOR A QUICK SALE DUE TO RELOCATION****

To quote The Greatest Showman "It's everything you ever want, It's everything you ever need, And it's here right in front of you, This is where you wanna be, It's everything you ever want It's everything you ever need" This is a showstopper!! This superb family home is show home standard!! With accomodation that includes: hallway, WC, lounge, playroom / snug, kitchen diner and utility room to the ground floor and four bedrooms, family bathroom and ensuite to the first floor. Externally there is a superb enclosed rear garden, detached garage and off road parking. This property is not to be missed! Call us now on 01606 41318.

HALLWAY

Accessed via a double glazed front entrance with double glazed window. Stairs to the first floor. Radiator. Understairs storage cupboard. Karndean flooring. Doors to Lounge, Kitchen, Snug / Playroom & WC.

LOUNGE

Double glazed window to the front elevation. Feature fireplace with electric fire. Radiator.

DOWNSTAIRS WC

Low level WC and wash hand basin. Double glazed window to the front elevation. Radiator. Karndean Flooring.

KITCHEN/DINER

Fitted with a range of wall, drawer and base units with worksurfaces above. Stainless steel sink and drainer unit with mixer tap. Intregrated fridge freezer and dishwasher. Integrated double electric oven with five ring gas hob and extractor fan above. Inset spotlights and built in under counter lighting. Double glazed window to the side elevation. Double glazed french doors to the rear elevation. Karndean Flooring. Radiator. Door to Utility Room.

UTILITY ROOM

Fitted with a range of base base units with worksurfaces above. Inset stainless steel sink and drainer unit with mixer tap. Integrated washing machine. Cupboard housing central heating boiler. Double glazed entrance door to the rear elevation. Extractor fan. Karndean Flooring.

SNUG / PLAYROOM

Double glazed window to the side elevation. Radiator.

LANDING

Double glazed window to the front elevation. Cupboard housing hot water tank. Loft access.

MASTER BEDROOM

Double glazed window to the front elevation. Radiator. Fitted wardrobes. Door to ensuite.

ENSUITE

Fitted with a low level, wash hand basin and double walk in shower unit. Part tiled walls. Tiled floor. Radiator. Extractor fan. Double glazed window to the side elevation.

BEDROOM TWO

Double glazed window to the side elevation. Radiator. Fitted warbrobes.

BEDROOM THREE

Double glazed window to the rear elevation. Radiator. Fitted wardrobes.

BEDROOM FOUR

Double glazed window to the side elevation. Radiator. Built in storage cupboard.

FAMILY BATHROOM

Fitted with a low level WC, wash hand basin and panelled bath with shower above. Tiled walls and floor. Double glazed window to the rear elevation. Radiator.

EXTERNALLY

To the rear elevation there is an enclosed rear garden with paved patio leading to a lawned garden. To the front elevation there is off road parking for two cars leading to the detached garage which has an up and over door to the front elevation, power, light and courtesy door to the side elevation.

INTRODUCTION

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