



MISREPRESENTATION ACT 1967.

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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Hands up who is looking for a superb detached family home on the popular Winnington Village development, well i have just the property for you! Constructed by David Wilson homes this superb family home has been considerably improved by its current owners. With accommodation including: hallway, lounge, kitchen diner, utility room, WC to the ground floor and four good sized bedrooms, family bathroom and en suite shower room to the first floor. Externally there is a driveway for three cars (including gravelled area) to the front elevation and superbly landscaped garden to the rear including Indian sandstone paving, pergola and sunken seating area complete with fire pit! Not to be missed so call us now on 01606 41318.

INTRODUCTION

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ENTRANCE HALLWAY

Accessed via front entrance door with window light above. Stairs to first floor. Radiator. Tiled floor. Under stairs storage cupboard. Doors to Lounge & Kitchen.

LOUNGE

15'8" x 10'5" (4.78 x 3.18)

Double glazed bay window to the front elevation. Radiator.

KITCHEN DINER

17'1" x 11'5" (5.23 x 3.48)

Fitted with a range of wall, drawer and base units with granite work surfaces above. Tiled splash backs. Integrated fridge freezer & Dishwasher. Integrated electric oven with six burner gas hob and extractor fan above. Inset stainless steel sink with mixer tap and granite drainer. Tiled floor. Inset spotlights. Double glazed window to rear elevation. Double glazed french doors to the rear elevation. Radiator. Door to Utility Room.

UTILITY ROOM

5'4" x 5'4" (1.65 x 1.63)

Fitted with a range of wall and base units with work surfaces above. Tiled splash back. Stainless sink and drainer unit with mixer tap. Space for Washing Machine & Tumble Dryer. Tiled floor. Door to WC. Double glazed access door to rear garden.

DOWNSTAIRS WC

5'2" x 3'10" (1.60 x 1.17)

Low Level WC and corner wash hand basin. Tiled floor. Radiator. Double glazed window to the side elevation.

LANDING

Doors to all bedrooms and bathroom. Loft access. Cupboard housing hot water tank.

MASTER BEDROOM

13'8" max x 12'7" (4.17 max x 3.84)

Double glazed window to the front elevation. Radiator. Range of fitted wardrobes. Door to Ensuite.

ENSUITE SHOWER ROOM

6'9" x 5'4" (2.06 x 1.63)

Low level WC, wash hand basin and double shower cubicle. Part tiled walls. Heated towel rail. Double glazed window to the front elevation. Inset spotlight. Extractor fan.

BEDROOM TWO

13'3" max x 9'3" (4.04 max x 2.84)

Double glazed window to the front elevation. Radiator.

BEDROOM THREE

Double glazed window to the rear elevation. Radiator.

BEDROOM FOUR

9'6" max x 9'3" (2.90 max x 2.84)

Double glazed window to the rear elevation. Radiator.

FAMILY BATHROOM

7'10" x 6'3" (2.41 x 1.91)

Low level WC, wash hand basin and panelled bath with shower above. Part tiled walls. Heated towel rail. Inset spotlights. Extractor fan. Double glazed window to the rear elevation.

EXTERNALLY

To the front elevation there is a double driveway leading to the integrated garage. Gravelled area providing extra parking space and Planting border. To the rear elevation there is a landscaped garden complete with Indian sandstone patio, wooden built pergola and fabulous sunken seating area complete with fire pit. Side storage area. Access gate.

INTEGRAL GARAGE

17'10" x 8'7" (5.44 x 2.64)

Up & Over door to the front elevation. Power & Light.