



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall 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 Marshall has any authority to make any representation whatever in relation to this property.

Prepare to be wowed as you are taken on a journey of Western Way. With approximately 2218 square feet of accommodation that includes: hallway, living room, family kitchen diner, utility room, WC and playroom / study to the ground floor, four double bedrooms, ensuite and family bathroom to the first floor and then the ultimate master bedroom suite including sitting area, dressing room and ensuite to the second floor. Externally there are front and rear gardens, parking for two cars and a detached double garage. The property is fitted with "fibre to home" internet a huge bonus for families or people who work home alike. Call us now on 01606 41318 to book your viewing of this superbly spacious family home!

ENTRANCE HALL

Accessed via a double glazed entrance door. Radiator. Storage Cupboard. Amtico Flooring. Stairs to first floor.

LOUNGE

18'0" x 14'4" (5.49 x 4.39)

Double bay window to the side elevation. Double glazed window the rear elevation. Double glazed French doors to the side elevation. Two radiators.

FAMILY KITCHEN / DINER

24'2" x 13'3" (7.39 x 4.06)

Fitted with a range of wall, drawer and base units with granite work surfaces above. Inset stainless steel sink with mixer tap. Integrated fridge freezer and dishwasher. Integrated high level double oven and six burner gas hob with extractor fan above. Central island unit with granite counter. Inset spotlights. Two Radiators. Amtico Flooring. Double glazed bay window to the front elevation. Double glazed French doors to the area elevation. Door to Utility Room.

UTILITY ROOM

Fitted with a base unit with work surface above. Space for washing machine and Tumble Dryer. Stainless steel sink and drainer. Cupboard housing boiler. Radiator. Amtico Flooring. Double glazed access door to the rear elevation.

DOWNSTAIRS WC

Fitted with a two piece white suite which includes: low level WC and wash hand basin. Double glazed window to the side elevation. Radiator. Amtico Flooring.

PLAY ROOM / STUDY

9'3" x 9'1" (2.84 x 2.79)

Double glazed window to the front elevation. Radiator.

FIRST FLOOR LANDING

Double glazed window to the front elevation. Cupboard housing hot water tank. Storage cupboard. Stairs to second floor.

BEDROOM TWO

19'1" max x 14'4" max (5.84 max x 4.39 max)

Two double glazed windows to the side elevation. Two radiators. Dressing area with built in wardrobes.

ENSUITE

Fitted with a four piece white suite which includes: low level WC, wash hand basin, panelled bath and tiled shower cubicle. Extractor fan. Heated towel rail. Window to side elevation. Karndean flooring.

BEDROOM THREE

12'5" x 8'7" (3.81 x 2.64)

Double glazed window the front elevation. Radiator.

BEDROOM FOUR

12'2" x 9'1" (3.71 x 2.77)

Double glazed window the rear elevation. Radiator.

BEDROOM FIVE

12'9" x 9'3" (3.89 x 2.82)

Double glazed windows to the front & side elevation. Radiator.

SECOND FLOOR LANDING / SITTING AREA

13'3" max x 10'2" max (4.06 max x 3.10 max)

Velux window to the front elevation. Double glazed window to the side elevation. Two storage cupboards. Loft access. Radiator.

MASTER BEDROOM

17'7" max x 15'7" max (5.38 max x 4.75 max)

Five velux windows. Three radiators. Door to ensuite.

ENSUITE.

Fitted with a three piece white suite which includes: low level WC, wash hand basin and tiled shower cubicle. Extractor fan. Heated towel rail. Velux window. Karndean flooring.

DRESSING ROOM

62'4" 0'9" x 6'5" (19 0.23 x 1.98)

Fitted with a range of built in wardrobes. Two velux windows. Storage Cupboard. Radiator.

FRONT GARDEN

Fitted with artificial grass with a hedged border. Path leading to the front door. Side access gate.

REAR GARDEN

Enclosed rear garden. Artificial Lawned area. Paved patio. Rear access gate to Driveway and Garage

DRIVEWAY AND PARKING

Off road parking for two vehicles. Detached double garage with two up and over doors. Power & Light.

FAMILY BATHROOM

Fitted with a four piece white suite which includes: low level WC, wash hand basin, panelled bath and tiled shower cubicle. Extractor fan. Heated towel rail. Window to rear elevation. Karndean flooring.

INTRODUCTION

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