



MISREPRESENTATION ACT 1967.

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Are you in search for the property that makes you feel 'on top of the world?' Then look no further and head on over to Whitehall Drive a superb example of a family home finished to an exacting specification. Upon arriving at the property you are greeted by large driveway with space for multiple cars and a detached double garage. The interior accommodation of the superb property includes: entrance hallway, WC, study / playroom, lounge, dining room, kitchen, utility room and FABULOUS orangery to the ground floor. To the first floor there are FOUR DOUBLE BEDROOMS, family shower room and ensuite bathroom. Externally there are well maintained front and rear gardens. Call us on 01606 41318 to book your viewing!

## INTRODUCTION

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## HALLWAY

Accessed via front entrance door. Solid Wood Flooring. Storage Cupboard. Radiator. Doors to: Lounge, Dining Room, Kitchen, WC and Study / Playroom.

## DOWNSTAIRS WC

Fitted with a two piece suite which includes low level WC and wash hand basin. Part Tiled Walls and Tiled Floor. Radiator. Double glazed window to the side elevation.

## STUDY / PLAYROOM

Double glazed window to the front elevation. Solid Wood Flooring. Radiator.

## LOUNGE

Double glazed bay window to the front elevation with feature window seat and built in storage. Two Radiators. Feature brick built fireplace complete with tiled hearth, gas effect wood burning stove and two windows to the side elevation. Double glazed French doors leading to the orangery.

## DINING ROOM

Solid Wood Flooring. Radiator. Double glazed French doors leading to the orangery.

## ORANGERY

Double glazed French doors leading to the rear patio area. Double glazed windows to the side and rear elevation. Double glazed glass roof with automatic opening window. Tiled floor with under floor heating. Inset Spotlights.

## KITCHEN/BREAKFAST ROOM

Fitted with a range of wall, drawer and base units with granite work surfaces above. Inset ceramic white sink with drainer and mixer tap. Integrated dishwasher, fridge freezer and electric oven with gas hob and extractor fan above. Tiled floor. Double glazed windows to the rear and side elevation. Radiator. Built in Bench seating with storage underneath.

## UTILITY ROOM

Fitted with a range of base units with work surfaces above. Stainless steel sink and drainer unit with mixer tap. Space for Washing Machine. Radiator. Wall mounted gas central heating boiler. Tiled floor. Double glazed access door to the side elevation.

## LANDING

Loft access. Solid Wood flooring. Radiator. Cupboard housing hot water tank. Doors to all bedrooms and family shower room.

## MASTER BEDROOM

Double glazed windows to the front and side elevation. Radiator. Range of fitted furniture including wardrobes, dressing table and bedside cabinets.

## ENSUITE

Fitted with a four piece suite which includes: low level WC with storage unit, wash hand basin with storage unit below and illuminated mirror above. Bath with shower attachment. Tiled Shower Cubicle with glass folding door. Inset spotlights and extractor fan. Tiled walls and floor. Double glazed window to the front elevation.

## BEDROOM TWO

Double glazed window to the rear elevation. Fitted furniture including wardrobes, chest of drawers and bedside tables. Radiator.

## BEDROOM THREE

Double glazed window to the front elevation. Storage Cupboard. Radiator.

## BEDROOM FOUR

Double glazed window to the rear elevation. Radiator.

## FAMILY SHOWER ROOM

Fitted with a four piece suite which includes: low level WC, bidet, sink unit with feature granite top and storage area and superb tiled shower cubicle. Heated towel rail. Tiled walls and floors. Extractor fan. Double glazed window to the rear elevation.

## FRONT ELEVATION

To the front elevation there is a large driveway providing parking for numerous vehicles leading to the detached double garage. Lawned garden with planting borders. Pathway leading to the front entrance door. Gated access to the rear elevation.

## REAR ELEVATION

To the rear elevation there is a superb enclosed garden complete with paved patio area, Lawned garden and mature planting borders.

## DETACHED DOUBLE GARAGE

Electric Up and Over Roller door to the front elevation. Power & Light. Courtesy door and window to the rear elevation.