

MISREPRESENTATION ACT 1967.

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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.

A spacious detached family home situated within a popular development and offering EXTENDED ACCOMMODATION. Comprising; hallway, WC, lounge, dining room, fitted kitchen with utility, ORANGERY, family bathroom, second shower room and FIVE BEDROOMS (master with dressing room and en-suite). Externally there is a garage together with enclosed gardens.

ENTRANCE HALLWAY

Stairs to first floor, double glazed entrance door, wood effect flooring, radiator.

DOWNSTAIRS WC

Low level WC, pedestal wash hand basin, part tiled walls, tiled flooring, radiator.

LOUNGE

17'5" x 11'1" (5.31m x 3.38m)

Double glazed bay window, inset fireplace with cast iron stove and stone hearth, wood effect flooring, two radiators.



FITTED KITCHEN

10'9" x 10'0" (3.28m x 3.05m)

Fitted with a range of wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer taps, fitted fridge and freezer, fitted dishwasher, fitted double oven and four ring gas hob with extractor above, double glazed window, radiator, wood effect flooring.



DINING ROOM

10'11" x 10'4" (3.33m x 3.15m)

Vaulted ceiling with two double glazed Velux windows, double glazed french doors leading to orangery, radiator, wood effect flooring.



ORANGERY

14'9" x 8'9" (4.50m x 2.67m)

Double glazed windows to three sides, double glazed glass roof, double glazed french doors to garden, radiator, wood effect flooring.



UTILITY ROOM

10'11" x 5'1" (3.33m x 1.55m)

Base mounted units with work surfaces over, single drainer sink unit, double glazed window, double glazed door to outside, space for washing machine and tumble dryer, wood effect flooring.

FIRST FLOOR

LANDING

Double glazed window, stairs to second floor, radiator.

MASTER BEDROOM

13'3" x 12'2" (4.04m x 3.71m)

Double glazed window, radiator, doorway leading to;



DRESSING ROOM

8'0" x 6'2" (2.44m x 1.88m)

Fitted wardrobes with hanging space, double glazed window, radiator, door leading to;

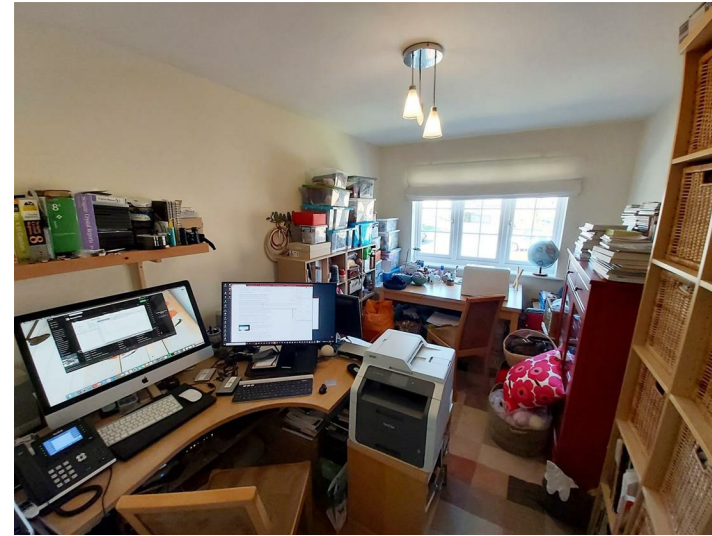
EN-SUITE

Double shower cubicle with shower fittings over, low level WC, pedestal wash hand basin, frosted double glazed window, radiator, part tiled walls, tiled flooring.

BEDROOM FOUR

12'2" x 8'9" (3.71m x 2.67m)

Double glazed window, radiator.



BEDROOM FIVE

8'11" x 7'1" (2.72m x 2.16m)

Double glazed window, radiator.



FAMILY BATHROOM

Panelled bath, low level WC, pedestal wash hand basin, part tiled walls, frosted double glazed window, radiator.



SECOND FLOOR

LANDING

Double glazed Velux style window, radiator, airing cupboard with hot water cylinder.

BEDROOM TWO

11'8" x 11'3" maximum (3.56m x 3.43m maximum)

Double glazed window, radiator.



BEDROOM THREE

11'8" x 8'11" (3.56m x 2.72m)

Double glazed window, radiator, access to roof void.



EXTERNALLY

To the front of the property there is a driveway leading to the attached garage together with a garden with mature plantings.

The rear of the house offers an enclosed garden with patio areas, seating areas and gravel borders.



ATTACHED GARAGE