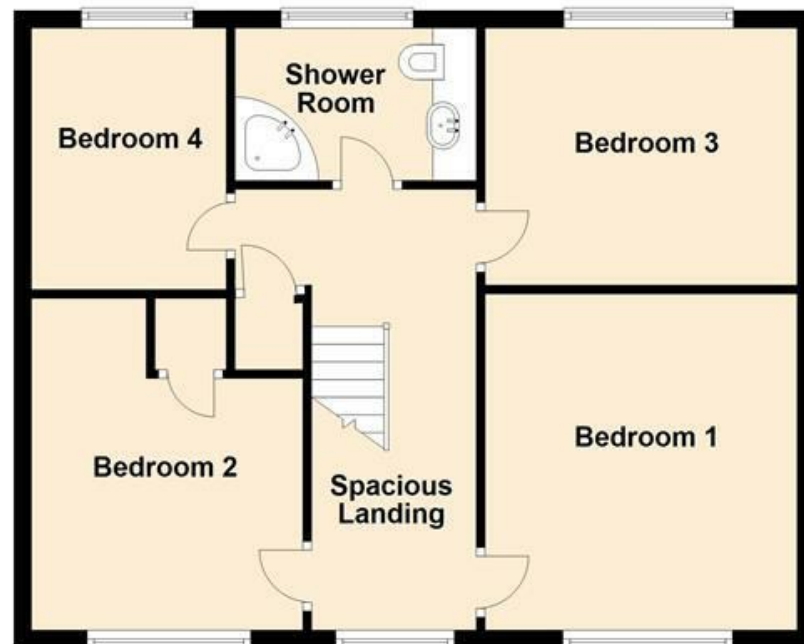


Ground Floor



First Floor



VIEWING HIGHLY RECOMMENDED. A spacious detached family home situated within a convenient location and benefitting from a GOOD SIZED REAR GARDEN together with ATTACHED GARAGE and workshop. Accommodation comprising; porch, hallway, Downstairs WC, living room, dining room, fitted kitchen with utility room, **FOUR GOOD SIZED BEDROOMS** and fitted shower room.

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.



VIEWING HIGHLY RECOMMENDED. A spacious detached family home situated within a convenient location and benefitting from a GOOD SIZED REAR GARDEN together with ATTACHED GARAGE and workshop. Accommodation comprising; porch, hallway, Downstairs WC, living room, dining room, fitted kitchen with utility room, FOUR GOOD SIZED BEDROOMS and fitted shower room.

**ENTRANCE PORCH**

7'9 x 4'10 (2.36m x 1.47m)  
Double glazed windows and double glazed door, radiator.

**ENTRANCE HALLWAY**

12'8 x 5'11 (3.86m x 1.80m)  
Entrance door, wooden flooring, frosted window, two wall light points, stairs to first floor.



**FITTED KITCHEN**

13'10 x 9'2 (4.22m x 2.79m)  
Fitted with wall and base mounted units with work surfaces over and matching returns, single drainer sink unit with mixer tap, fitted double oven with five ring hob and extractor above, fitted fridge/freezer, fitted dishwasher, radiator, double glazed window, space for table and chairs.



**REAR PORCH**

Frosted double glazed door to outside, tiled flooring.

**UTILITY ROOM**

6'5 x 5'4 (1.96m x 1.63m)  
Wall and base mounted units with work surfaces over, space for washing machine and tumble dryer, double glazed window, tiled flooring.

**FIRST FLOOR LANDING**

A spacious landing with double glazed window, airing cupboard with hot water cylinder (not connected at present due to combination boiler being installed).

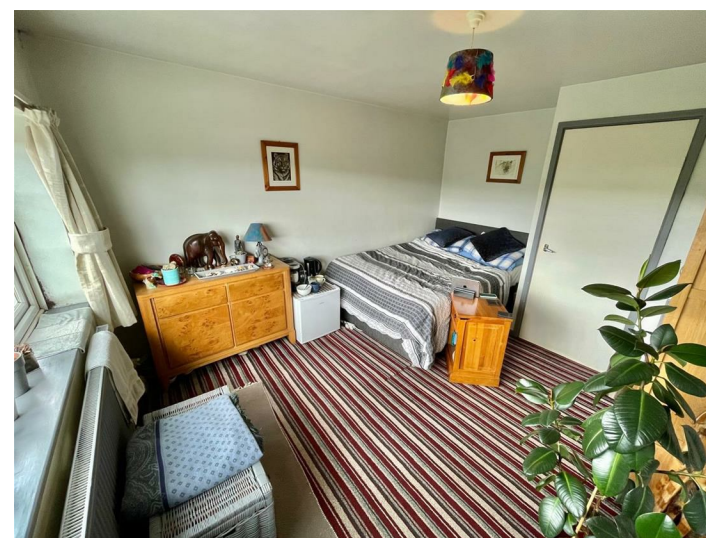
**BEDROOM ONE**

12'8 x 11'9 (3.86m x 3.58m)  
Fitted wardrobes, fitted vanity unit, double bed recess, radiator, double glazed window with rooftop views.



**BEDROOM TWO**

12'7 x 10'6 (3.84m x 3.20m)  
Double glazed window with rooftop views, radiator, built in storage cupboard.



**BEDROOM THREE**

11'8 x 9'2 (3.56m x 2.79m)  
Double glazed window, radiator.

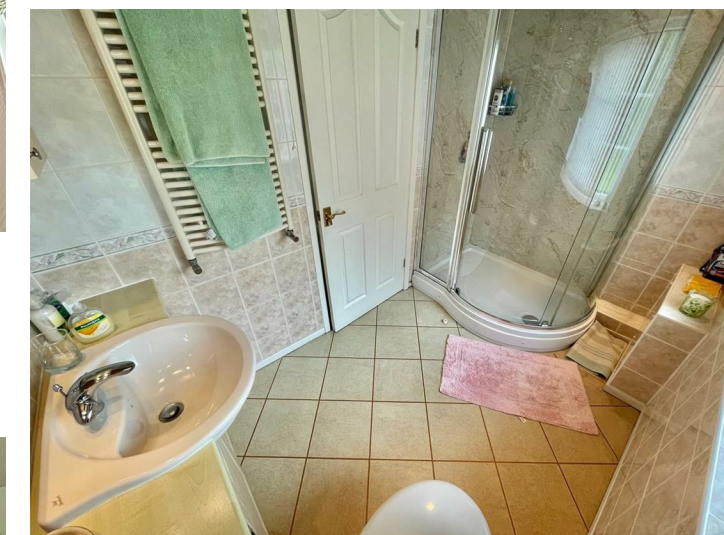


**BEDROOM FOUR**

9'3 x 7'8 (2.82m x 2.34m)  
Double glazed window, fitted wardrobes, vanity unit, radiator, access to roof void.

**SHOWER ROOM**

Walk in shower cubicle with shower fittings over, enclosed cistern WC, vanity wash hand basin with cupboards beneath, tiled walls, heated towel rail, tiled flooring.



**ATTACHED GARAGE**

16'7 x 10'3 (5.05m x 3.12m)  
Frosted double glazed window, electric up and over door, power and lighting, access to roof void with additional storage, door to;

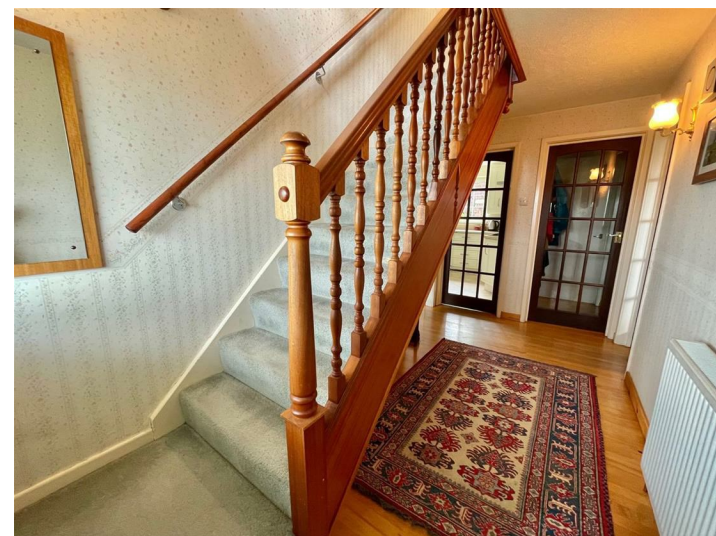
**WORKSHOP**

12'7 x 10'7 (3.84m x 3.23m)  
Power and lighting, radiator, meters.

**EXTERNALLY**

To the front of the house there is a garden frontage together with a driveway leading to the garage. There is access either side of the house leading to the rear.

The rear garden is of a great size, patio area leading to the main garden, laid to lawn with border and mature plantings, timber shed and enclosed boundaries.



**LIVING ROOM**

22'8 x 11'9 (6.91m x 3.58m)  
Feature fireplace with marble effect surround, two radiators, four wall light points, double glazed window, double glazed sliding patio doors to garden, ceiling coving.



**DINING ROOM**

12'7 x 10'7 (3.84m x 3.23m)  
Double glazed window, radiator, plate rack.