



MISREPRESENTATION ACT 1967.

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EARLY VIEWING IS A MUST! A very well presented detached property set within a generous plot and OFFERED FOR SALE WITH NO ONWARD CHAIN. Comprising; spacious hallway, WC, living room with triple aspect, separate dining room, re-fitted kitchen with nook, large side porch/boot room, **FOUR BEDROOMS**, re-fitted bathroom and separate re-fitted shower room. **ATTACHED GARAGE**, gated driveway parking and delightful gardens to both front and rear.

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ENTRANCE VESTIBULE

Double entrance doors, tiled flooring, door leading to;

SPACIOUS HALLWAY

15'10 x 9'7 maximum (4.83m x 2.92m maximum)
Double glazed window, cloaks hanging space, stairs to first floor, exposed timber panelling, stripped wood flooring, radiator, ceiling downlighters.



RE-FITTED DINING KITCHEN

22'9 x 14'8 into nook narrowing to 8'11 (6.93m x 4.47m into nook narrowing to 2.72m)
Fitted with a range of wall and base mounted units with composite work surfaces over, inset one and a half bowl sink unit with mixer tap, fitted dishwasher, fitted oven with microwave, induction hob with extractor above, space for fridge/freezer, double glazed window, kitchen nook with three double glazed windows overlooking the rear garden, tiled flooring with under floor heating, door leading to;



DOWNSTAIRS WC

Re-fitted with an enclosed cistern WC, vanity wash hand basin with cupboards beneath, heated towel rail, tiled flooring, frosted double glazed window.

LIVING ROOM

15'11 x 12'0 plus side recess (4.85m x 3.66m plus side recess)
Double glazed windows to front and rear, additional double glazed window to side, two radiators, fireplace with fire surround and open fire with tiled hearth, plate rack.

DINING ROOM

12'11 x 11'0 (3.94m x 3.35m)
Two double glazed windows, coal effect gas stove, radiator, ceiling coving and feature alcoves.



SIDE PORCH/BOOT ROOM

22'5 x 5'1 (6.83m x 1.55m)
Three double glazed Velux style windows, door to front and rear, wall mounted central heating boiler, space for washing machine and tiled flooring.

FIRST FLOOR LANDING

Double glazed window, access to first floor bedrooms and bathrooms.

BEDROOM ONE

15'11 x 12'0 (4.85m x 3.66m)
Two double glazed windows, two radiators, fitted wardrobes with matching dressing table, drawers and bedside units.



BEDROOM TWO

18'2 x 8'9 (5.54m x 2.67m)
Double glazed window, double glazed Velux style window, radiator, eaves storage cupboards.

BEDROOM THREE

12'11 x 7'11 (3.94m x 2.41m)
Double glazed window, radiator, fitted wardrobes and matching drawer unit.



BEDROOM FOUR

9'7 x 8'0 maximum (2.92m x 2.44m maximum)
Double glazed square bay window, radiator, fitted wardrobes.

FAMILY BATHROOM

Re-fitted with panelled bath with mixer tap, separate shower cubicle with shower over, enclosed cistern WC, vanity wash hand basin, frosted double glazed window, tiled flooring with under floor heating, heated towel rail, tiled walls, extractor fan.



SHOWER ROOM

Double shower cubicle with shower over, fitted vanity unit with wash hand basin and enclosed cistern WC, tiled flooring with under floor heating, heated towel rail, extractor fan.

EXTERNALLY

The property is approached via a gated driveway providing off road parking and leading to the attached garage, there is a good sized garden frontage with mature plantings and access to the rear.

The rear garden offers a raised patio with wrought iron railings and steps leading to the main garden, laid to lawn with borders and mature planting, enclosed boundaries, timber shed and greenhouse.

Please Note - Accessed via an external door is a sub floor storage area ideal for patio furniture/lawn mower etc.



COUNCIL TAX BAND - F