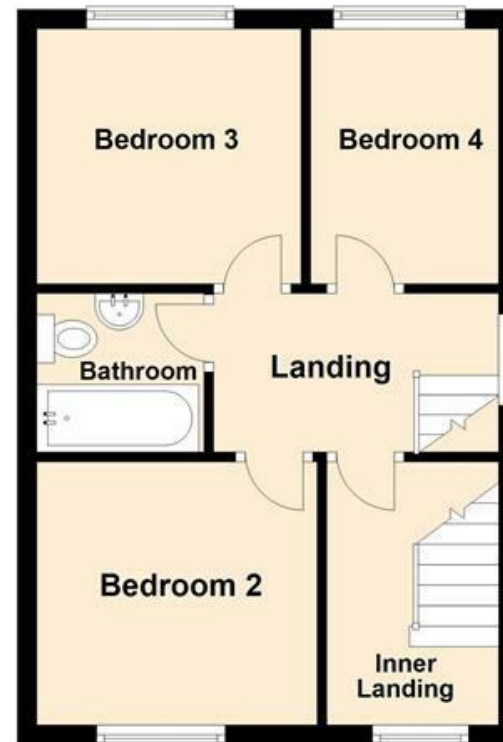


Ground Floor



First Floor



Second Floor



Detached Cabin



VIEWING HIGHLY RECOMMENDED. A well presented semi detached townhouse situated within a popular development and benefitting from driveway parking, a single garage and detached cabin/home office. Comprising; hall, living room, dining room, fitted kitchen, **FOUR BEDROOMS** (master with en-suite) and family bathroom. Externally there are gardens to both front and rear.

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 well presented semi detached townhouse situated within a popular development and benefitting from driveway parking, a SINGLE GARAGE and DETACHED CABIN/HOME OFFICE. Comprising; hall, living room, dining room, fitted kitchen, FOUR BEDROOMS (master with en-suite) and family bathroom. Externally there are gardens to both front and rear.

HALLWAY

Double glazed entrance door, radiator, stairs to first floor.

LIVING ROOM

14'6 x 12'7 (4.42m x 3.84m)

Double glazed window, two radiators.



DOWNSTAIRS WC

Low level WC, pedestal wash hand basin, frosted double glazed window.

DINING ROOM

8'4 x 8'1 (2.54m x 2.46m)

Double glazed French doors leading to the garden, radiator, opening onto;



FITTED KITCHEN

8'11 x 7'2 (2.72m x 2.18m)

Fitted with wall and base mounted units with granite work surfaces over and matching returns, fitted double oven with four ring gas hob and extractor above, fitted washing machine, fitted dishwasher, space for fridge/freezer, single drainer sink unit with mixer tap, double glazed window, concealed lighting.



FIRST FLOOR LANDING

Double glazed window, radiator, door leading to inner landing.

BEDROOM TWO

10'0 x 9'5 into robes (3.05m x 2.87m into robes)

Fitted wardrobes, double glazed window, radiator.



BEDROOM THREE

9'2 x 7'2 (2.79m x 2.18m)

Double glazed window with rooftop views, radiator.



BEDROOM FOUR

7'6 x 6'3 (2.29m x 1.91m)

Double glazed window with rooftop views, radiator.



BATHROOM

Panelled bath with shower fittings over, low level WC, pedestal wash hand basin, tile effect flooring, part tiled walls, radiator.



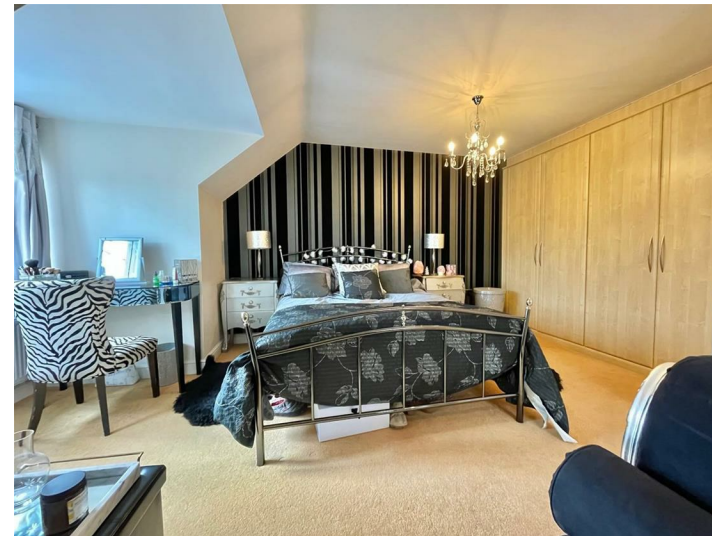
INNER LANDING

Allowing access to the second floor master bedroom, double glazed window, stairs to second floor.

BEDROOM ONE

18'8 into robes x 15'9 maximum (5.69m into robes x 4.80m maximum)

Two double glazed windows, two radiators, fitted wardrobes, door leading to;



EN-SUITE

Shower cubicle with shower fittings over, low level WC, vanity wash hand basin with drawers beneath, part tiled walls, airing cupboard with hot water cylinder.



EXTERNALLY

To the front of the house there is a driveway including an EV charging point and providing off road parking for several cars leading to the garage located towards the rear of the plot. There is also a garden, laid to lawn with borders.

The rear garden offers a patio area leading to the main garden, laid to lawn with borders and enclosed boundaries.

DETACHED CABIN/HOME OFFICE

9'4 x 9'2 (2.84m x 2.79m)

A useful edition to the property, with glazed windows to three sides and glazed door, wood flooring and panelled walls, power points.



SINGLE GARAGE

Up and over door, electric power and lighting.