



MISREPRESENTATION ACT 1967.

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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

EARLY VIEWING HIGHLY RECOMMENDED. A very well presented detached family home situated within a popular location and benefitting from rooftop views to the rear.

Comprising; hallway, WC, living room, fitted kitchen with dining area, **FOUR BEDROOMS** (master with en-suite) and family bathroom. Externally there is driveway parking together with a patio leading to the main enclosed garden to the rear.

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ENTRANCE HALLWAY

Double glazed entrance door, Amtico wood effect flooring, radiator, under stairs storage cupboard and stairs to first floor.



DOWNSTAIRS WC

Low level WC, wash hand basin, radiator, frosted double glazed window, Amtico wood effect flooring.

LIVING ROOM

16'5 x 10'8 maximum (5.00m x 3.25m maximum)
Double glazed window, two radiators.



FITTED DINING KITCHEN

18'0 x 13'5 narrowing to 11'0 (5.49m x 4.09m narrowing to 3.35m)

FITTED KITCHEN

Fitted with wall and base mounted units with stone work surfaces over and matching returns, single drainer sink unit with mixer tap, fitted double oven with induction hob and extractor above, fitted dishwasher, fitted fridge/freezer, fitted breakfast bar, double glazed window, Amtico wood effect flooring, opening onto dining area and offering a utility cupboard with space for washing machine/tumble dryer.



DINING AREA

Double glazed French doors leading to garden, space for table and chairs, radiator and Amtico wood effect flooring.

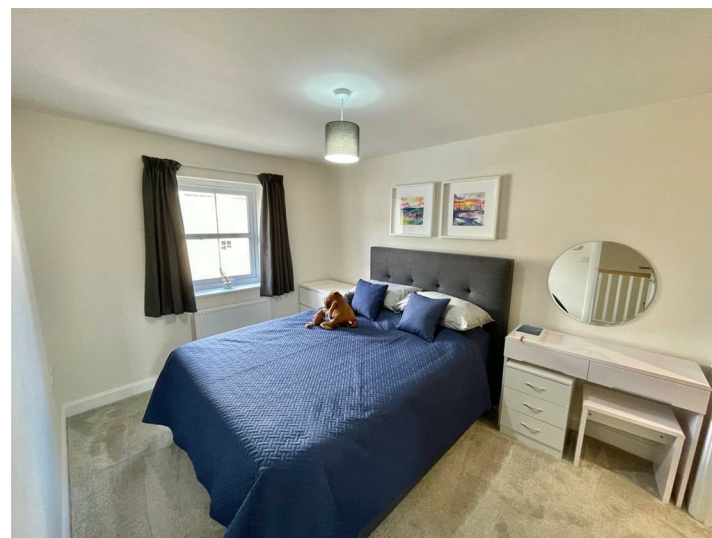


FIRST FLOOR LANDING

Access to roof void, airing cupboard.

BEDROOM ONE

11'11 x 8'11 to robe fronts (3.63m x 2.72m to robe fronts)
Fitted wardrobes, double glazed window, radiator, door to;



EN-SUITE

Double shower cubicle with shower fittings over, low level WC, wash hand basin, part tiled walls, radiator, extractor fan.



BEDROOM TWO

9'9 x 9'2 into robes (2.97m x 2.79m into robes)
Fitted wardrobes, radiator, double glazed window.



BEDROOM THREE

8'9 x 6'11 (2.67m x 2.11m)
Double glazed window, radiator.



BEDROOM FOUR

8'6 x 6'8 (2.59m x 2.03m)
Double glazed window, radiator.

BATHROOM

Panelled bath with shower fittings over, low level WC, wash hand basin, part tiled walls, radiator, frosted double glazed window.



EXTERNALLY

The property offers a lawned garden frontage together with driveway parking leading to the garage.

The rear of the house includes a patio area leading via steps to the main garden, laid to lawn with enclosed boundaries. There are also pleasant rooftop views to the rear.



GARAGE

17'5 x 9'9 (5.31m x 2.97m)
Up and over door, electric power and lighting.