



**EARLY VIEWING ABSOLUTELY ESSENTIAL!** A spacious DETACHED family home situated within a highly popular location and benefitting from a SUPERB RE-FITTED DINING KITCHEN (due to be completed within 4 weeks). Comprising; hallway, WC, living room, fitted dining kitchen with island, open plan dining room, utility, sitting room, FOUR DOUBLE BEDROOMS (two with dressing rooms), THREE EN-SUITES plus a family bathroom. Externally there are gardens to both front and rear.

MISREPRESENTATION ACT 1967.

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### ENTRANCE HALLWAY

14'3 x 10'6 maximum (4.34m x 3.20m maximum)  
A spacious hallway with double glazed entrance door, two double glazed windows, stairs to first floor, ceiling coving and radiator.



### DOWNSTAIRS WC

Enclosed cistern WC, vanity wash hand basin with cupboards beneath, heated towel rail, ceiling coving and frosted double glazed window.

### LIVING ROOM

17'10 x 15'1 maximum (5.44m x 4.60m maximum)  
Double glazed window, two frosted double glazed windows, fireplace with marble effect hearth and back with living flame gas fire, ceiling coving, wood flooring, radiator.



### FITTED DINING KITCHEN

17'7 x 14'6 (5.36m x 4.42m)  
(currently unfinished - understood to be completed within 4 weeks). A superb kitchen with a range of high gloss wall and base mounted units with natural stone work surfaces and matching returns, single drainer sink unit with mixer taps, fitted

double oven with four ring electric hob positioned with an island unit with breakfast bar, full height fitted fridge and separate freezer, fitted dishwasher, three double glazed windows, frosted double glazed door, feature radiator, wood effect flooring, under stairs storage cupboard, opening onto;

### DINING ROOM

13'8 x 11'10 (4.17m x 3.61m)  
Two feature radiators, double glazed sliding patio doors opening onto the rear garden and decking, wood effect flooring.

### UTILITY ROOM

7'11 x 4'1 (2.41m x 1.24m)  
Wall mounted units, space for washing machine and tumble dryer, cloaks hanging space, door to;

### SITTING ROOM

11'0 x 8'0 (3.35m x 2.44m)  
Double glazed window, radiator.

### FIRST FLOOR SPACIOUS LANDING

12'5 x 7'7 (3.78m x 2.31m)  
Radiator, ceiling coving, access to roof void.



### MASTER BEDROOM

13'8 x 10'5 (4.17m x 3.18m)  
Two double glazed windows, radiator, ceiling coving, door leading to;



### DRESSING ROOM

9'2 x 7'10 into robes (2.79m x 2.39m into robes)  
Fitted wardrobes with hanging and storage space, radiator, ceiling coving, door to;



### EN-SUITE 1

Corner bath, low level WC, pedestal wash hand basin, corner shower cubicle with shower fittings over, heated towel rail, double glazed window, part tiled walls, tiled flooring.

### BEDROOM TWO

12'11 x 8'11 (3.94m x 2.72m)  
Double glazed window, radiator, ceiling coving, door to;

### DRESSING ROOM TWO

7'1 x 4'5 (2.16m x 1.35m)  
Fitted wardrobes, radiator, ceiling coving, tiled flooring, door to;

### EN-SUITE 2

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

### BEDROOM THREE

13'7 x 8'0 (4.14m x 2.44m)  
Double glazed window, fitted wardrobes, radiator, built in storage cupboard, door to;

### EN-SUITE 3

7'11 x 5'11 (2.41m x 1.80m)  
Panelled bath with shower fittings over, low level WC, pedestal wash hand basin, double glazed window, heated towel rail.



### BEDROOM FOUR

13'1 x 8'1 (3.99m x 2.46m)  
Double glazed window, radiator, ceiling coving.

### FAMILY BATHROOM

Panelled bath with shower fittings over, low level WC, pedestal wash hand basin, heated towel rail, part tiled walls, ceiling coving, frosted double glazed window.



### EXTERNALLY

To the front of the house there is a double driveway providing ample off road parking, laid to lawn garden with borders together with gated access to the rear garden.

The rear of the property offers a good sized garden with raised decking area, laid to lawn garden with border, enclosed boundaries, two timber sheds (one with power and lighting) and a covered wooden Gazebo with seating area, power and lighting.



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