



**VIEWING ESSENTIAL.** Situated within a highly popular location this detached family home is sure to create a good level of early interest. OFFERED FOR SALE WITH NO ONWARD CHAIN and comprising; vestibule, WC, hallway, lounge, dining room, conservatory, fitted dining kitchen, FOUR BEDROOMS and re-fitted shower room. Integral garage, driveway parking and a pleasant rear garden.

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#### **ENTRANCE VESTIBULE**

Double glazed entrance door, radiator, door to;

#### **DOWNSTAIRS WC**

Low level WC, wash hand basin, part tiled walls, frosted double glazed window, internal sliding door to garage.

#### **HALLWAY**

Stairs to first floor, radiator, under stairs storage cupboard.

#### **LIVING ROOM**

16'3 x 12'4 (4.95m x 3.76m)

Double glazed sliding patio doors to garden, ceiling coving, stone effect fire surround, radiator, double doors leading to;



#### **DINING KITCHEN**

11'10 x 11'0 (3.61m x 3.35m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, fitted fridge/freezer, fitted double oven with four ring gas hob and extractor above, radiator, double glazed window, serving hatch to dining room, double glazed door to garden.



#### **DINING ROOM**

9'11 x 9'8 (3.02m x 2.95m)

Radiator, double glazed sliding patio doors to conservatory.



#### **CONSERVATORY**

9'10 x 5'11 (3.00m x 1.80m)

Double glazed windows to three sides, double glazed French doors leading to garden, two wall light points, electric wall heater.

#### **FIRST FLOOR LANDING**

12'11 x 6'1 (3.94m x 1.85m)

A spacious landing with double glazed window, access to roof void and airing cupboard.

#### **BEDROOM ONE**

14'7 x 9'1 into robes (4.45m x 2.77m into robes)

Double glazed window, radiator, fitted wardrobes, two wall light points.



#### **BEDROOM TWO**

11'4 x 9'1 (3.45m x 2.77m)

Double glazed window, radiator.



#### **BEDROOM THREE**

12'10 x 7'11 (3.91m x 2.41m)

Double glazed window, radiator.



#### **BEDROOM FOUR**

11'3 x 7'5 into robes (3.43m x 2.26m into robes)

Double glazed window, radiator, fitted wardrobes.



#### **SHOWER ROOM**

Walk in shower cubicle with shower fittings over, low level WC, vanity wash hand basin with cupboards beneath, frosted double glazed window, heated towel rail, wall boarding.



#### **EXTERNALLY**

To the front of the property there is a driveway providing off road parking leading to the garage together with a block paved area and gated access to the rear.

The rear of the house offers a pleasant garden with enclosed boundaries, several patio areas and a laid to lawn garden with borders.

