



**EARLY VIEWING IS A MUST!** An immaculately presented modern detached property situated within a popular development and offering spacious and well planned accommodation throughout. Comprising; entrance hall, WC, lounge with open plan dining room, conservatory, fitted dining kitchen, **FOUR BEDROOMS** (master with en-suite) and a family bathroom. Externally there is an attached garage and beautifully landscaped gardens to both front and rear. EPC rating C.

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### ENTRANCE HALLWAY

With stairs to first floor, radiator, entrance door and internal door to garage.



### DOWNSTAIRS WC

Part tiled with enclosed cistern W.C., wash hand basin, radiator, frosted double glazed window and tiled flooring.

### LOUNGE

15'10 x 13'0 (4.83m x 3.96m)

With two radiators, fireplace with marble effect surround, living flame gas fire, marble effect hearth and back, double glazed windows and double glazed French doors to rear garden opening onto;

### DINING ROOM

9'8 x 9'4 (2.95m x 2.84m)

With radiator, double glazed French doors leading to:

### CONSERVATORY

10'5 x 9'4 (3.18m x 2.84m)

With radiator, double glazed windows to three sides, double glazed French doors to rear garden, glass roof and wood effect flooring.



### FITTED DINING KITCHEN

13'2 x 8'10 (4.01m x 2.69m)

Fitted with a range of wall and base mounted units with granite work surfaces over and matching returns, single drainer sink unit with mixer tap, fitted double oven, fitted microwave, four ring halogen hob with extractor above, fitted dishwasher, fitted fridge freezer, double glazed window, radiator and frosted double glazed door.

### FIRST FLOOR LANDING

With double glazed window, radiator, airing cupboard with hot water cylinder and access to roof void.

### MASTER BEDROOM

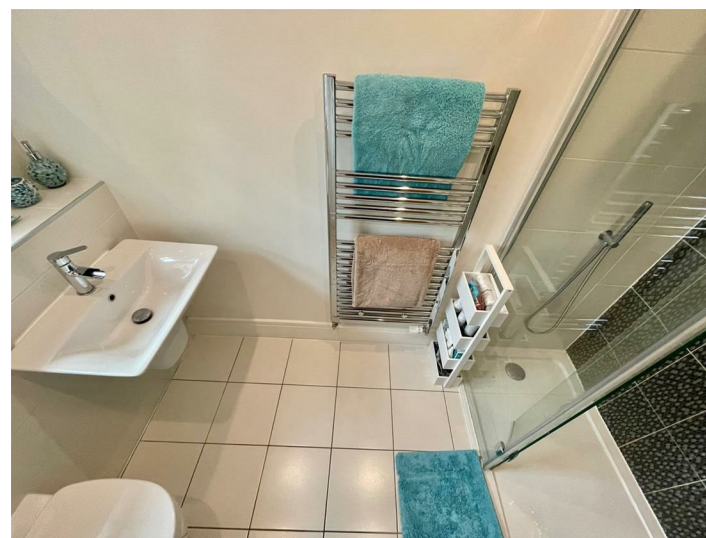
15'9 x 12'2 (4.80m x 3.71m)

With double glazed window, fitted wardrobes with hanging space, storage space and double bed recess, fitted vanity unit with drawers, radiator and door leading to:



### EN-SUITE

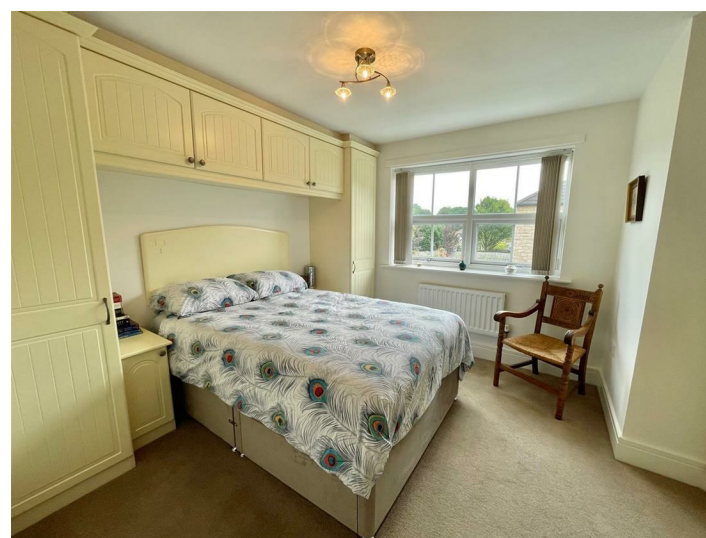
Part tiled having double shower cubicle with Drencher style shower fittings over, enclosed cistern low level W.C., wash hand basin, part tiled walls, frosted double glazed window, heated towel rail and tiled flooring.



### BEDROOM TWO

12'2 x 10'3 (3.71m x 3.12m)

With fitted wardrobes with hanging space, storage space and double bed recess, radiator, double glazed window and fitted drawer unit.



### BEDROOM THREE

10'5 x 10'4 narrowing to 6'9 (3.18m x 3.15m narrowing to 2.06m)

With double glazed window and radiator.

### BEDROOM FOUR

8'11 x 6'0 (2.72m x 1.83m)

With double glazed window and radiator.

### FAMILY BATHROOM

Part tiled with panelled bath with centre tap and hand held shower fittings, Drencher style shower fittings over, vanity wash hand basin, enclosed cistern W.C., frosted double glazed window and tiled flooring.



### ATTACHED GARAGE

17'2 x 8'3 (5.23m x 2.51m)

(currently partitioned to provide a storage room to the rear of the garage) With up and over door, electric power, lighting, space for tumble dryer and fridge freezer and cloaks hanging space.

### EXTERNALLY

To the front of the property there is a driveway providing off road parking and leads to the garage. There is a lawned garden with well stocked borders and access round the side of the property leads to the rear garden. The rear garden is landscaped and offers a patio area leading to the main garden which is laid to lawn with shrubs and flower borders. As previously mentioned has been delightfully landscaped and offers enclosed boundaries.

