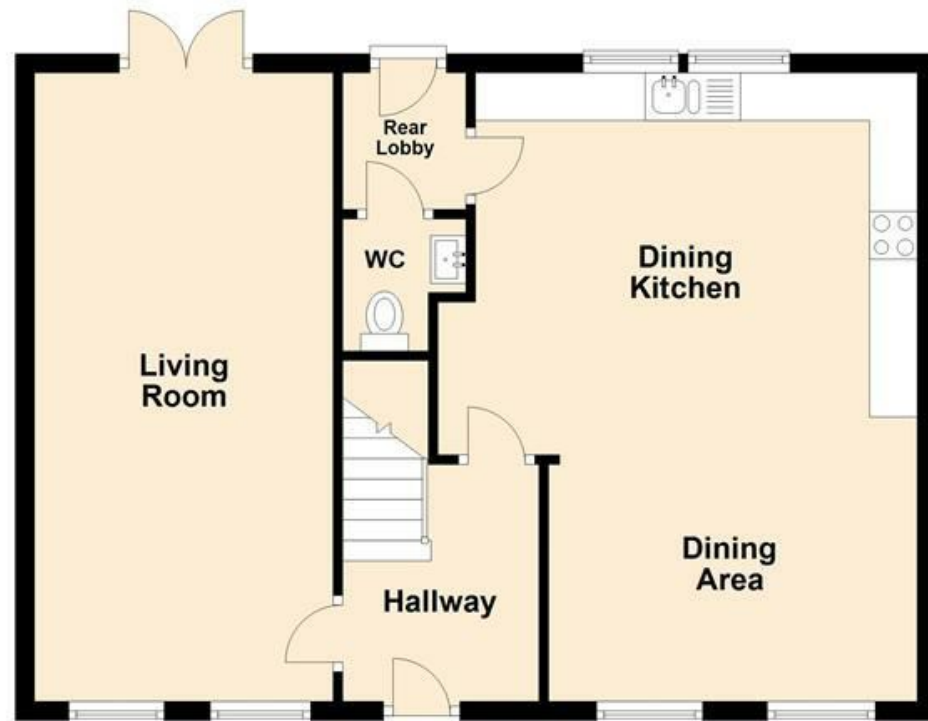
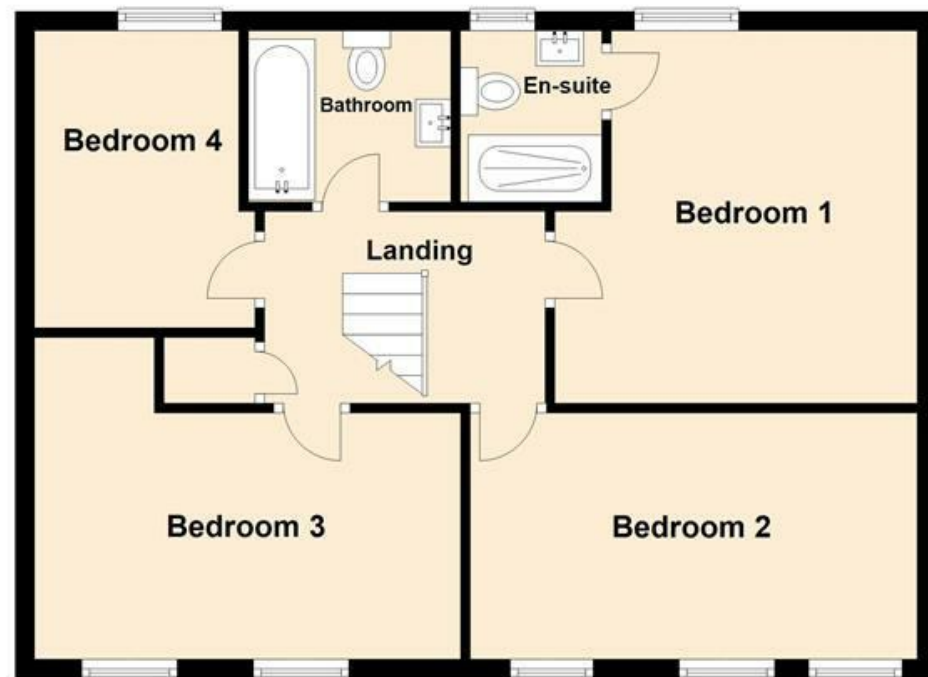


Ground Floor



First Floor



VIEWING IS A MUST - Still in its infancy we are pleased to offer for sale with superb family home available to purchase now!. Well situated within the development and offering an open aspect to the front together with roof top views to the rear. Comprising; hallway, living room, fitted dining kitchen with separate dining area, downstairs WC, rear lobby, **FOUR BEDROOMS** (master with en-suite) and family bathroom. Externally there is driveway parking a **SINGLE GARAGE** and enclosed garden with raised patio.

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MISREPRESENTATION ACT 1967.

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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.

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ENTRANCE HALLWAY

Double glazed entrance door, wood effect flooring, stairs to first floor, radiator, built in storage cupboard.



LIVING ROOM

21'7 x 10'3 (6.58m x 3.12m)
Two double glazed windows, double glazed French doors to garden, wood effect flooring, two radiators.



DINING KITCHEN

15'2 x 13'1 (4.62m x 3.99m)
Fitted with a range of wall and base mounted units with work surfaces over and matching returns, single drainer sink unit with mixer tap, fitted double oven with four ring electric hob and extractor above, fitted fridge/freezer, fitted dishwasher, fitted washing machine, cupboard housing wall mounted central heating boiler, two double glazed windows, opening onto;



DINING AREA

9'7 x 6'6 (2.92m x 1.98m)
Radiator, wood effect flooring, two double glazed windows, space for table and chairs.



REAR LOBBY

Tiled flooring, double glazed door to garden, radiator, cloaks hanging space, door to;

DOWNSTAIRS WC

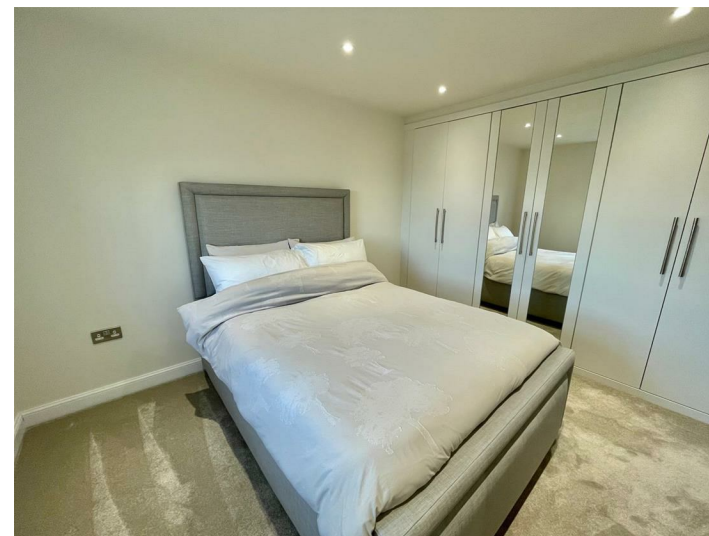
Low level WC, pedestal wash hand basin, radiator, extractor fan.

FIRST FLOOR LANDING

Access to roof void, built in storage cupboard.

MASTER BEDROOM

12'7 x 9'10 into robes (3.84m x 3.00m into robes)
Double glazed window with roof top views, fitted wardrobes, radiator, door leading to;



EN-SUITE

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



BEDROOM TWO

15'4 x 8'8 plus door recess (4.67m x 2.64m plus door recess))
Three double glazed windows, radiator, fitted wardrobes.



BEDROOM THREE

11'7 x 10'3 maximum (3.53m x 3.12m maximum)
Two double glazed windows, radiator.

BEDROOM FOUR

10'11 x 6'2 plus door recess (3.33m x 1.88m plus door recess)
Double glazed window with roof top views, radiator.

BATHROOM

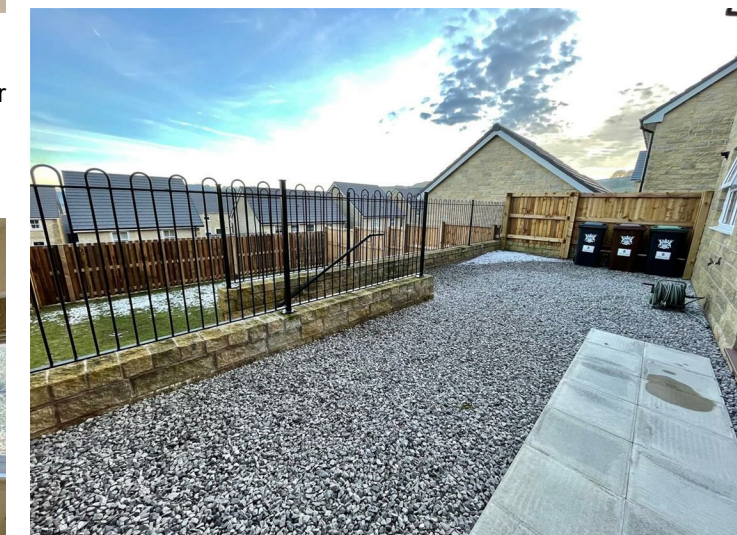
Panelled bath, low level WC, pedestal wash hand basin, built in storage cupboard, part tiled walls, radiator, frosted double glazed window.



EXTERNALLY

To the front of the house there is a small garden frontage together with a driveway providing off road parking and leading to the garage, there is gated access to the rear.

The rear of the property offers a patio area leading via steps to the main garden, laid to lawn with enclosed boundaries.



GARAGE

A single garage with up and over door, electric power and lighting.