

Ground Floor



First Floor



EARLY VIEWING HIGHLY RECOMMENDED. A very well presented and spacious detached family home situated within a recently constructed development. Comprising; hallway, living room, fitted dining kitchen with utility room and WC, to the first floor there is a spacious landing together with **FOUR DOUBLE BEDROOMS** (master with en-suite) and a family bathroom. Externally there are gardens to both front and rear, driveway parking and an attached garage.

MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

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.

NO ONWARD CHAIN. VIEWING HIGHLY RECOMMENDED. A very well presented and spacious DETACHED FAMILY HOME situated within a recently constructed development. Comprising; hallway, living room, fitted dining kitchen with utility room and WC, to the first floor there is a spacious landing together with FOUR DOUBLE BEDROOMS (master with en-suite) and a family bathroom. Externally there are gardens to both front and rear, driveway parking and an ATTACHED GARAGE.

ENTRANCE HALLWAY

Double glazed entrance door, stairs to first floor, tile effect flooring, radiator, cloaks cupboard.

LIVING ROOM

16'1 x 11'2 (4.90m x 3.40m)
Three double glazed windows, two radiators.



FITTED DINING KITCHEN

18'1 x 12'1 (5.51m x 3.68m)
Fitted with a range of wall and base mounted units with work surfaces over and matching returns, single drainer sink unit with mixer taps, fitted double oven with five ring gas hob and extractor above, fitted wine chiller, fitted fridge/freezer, fitted dishwasher, two radiators, double glazed window, double glazed French doors with windows either side, concealed lighting, under stairs storage cupboard, tile effect flooring, door to;



UTILITY ROOM

5'9 x 5'9 (1.75m x 1.75m)
Wall and base mounted units with work surface over and matching returns, fitted washing machine, double glazed window, radiator, tile effect flooring, door to;

DOWNSTAIRS WC

Low level WC, corner wash hand basin, radiator, tile effect flooring.

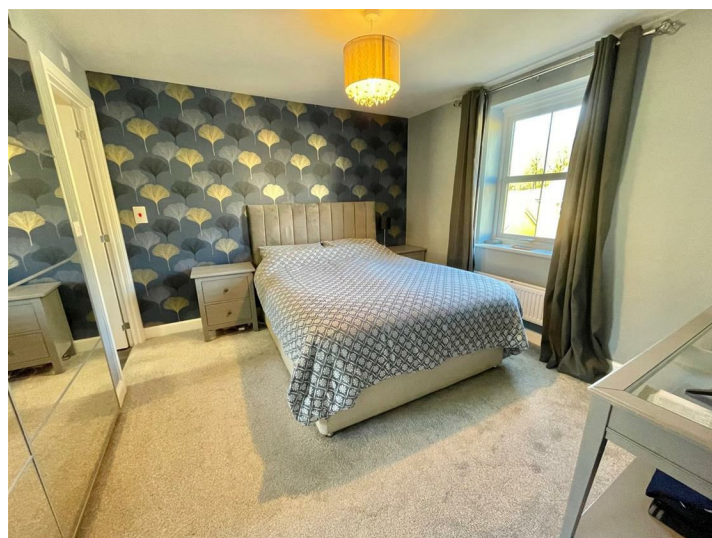
FIRST FLOOR LANDING

16'11 x 6'2 (5.16m x 1.88m)
Double glazed window, access to roof void, built in storage cupboard.



BEDROOM ONE

12'3 x 11'6 (3.73m x 3.51m)
Two double glazed windows, radiator, door to;



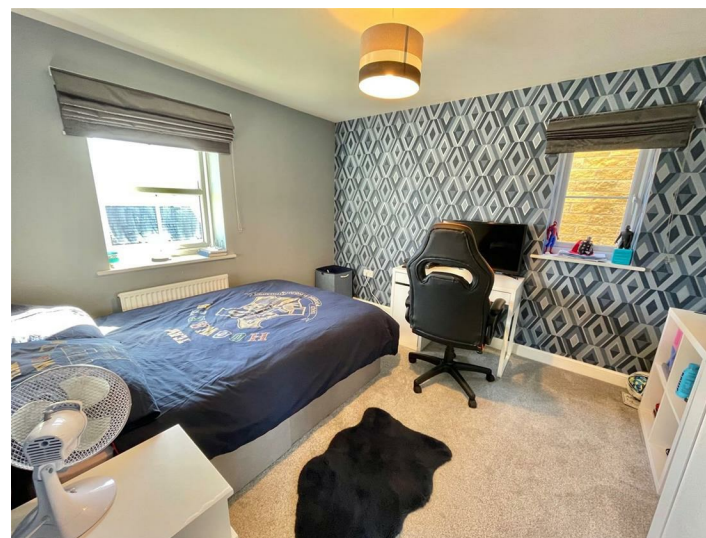
EN-SUITE

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



BEDROOM TWO

11'9 x 9'9 plus door recess (3.58m x 2.97m plus door recess)
Two double glazed windows, radiator.



BEDROOM THREE

11'10 x 10'2 (3.61m x 3.10m)
Double glazed window, radiator.

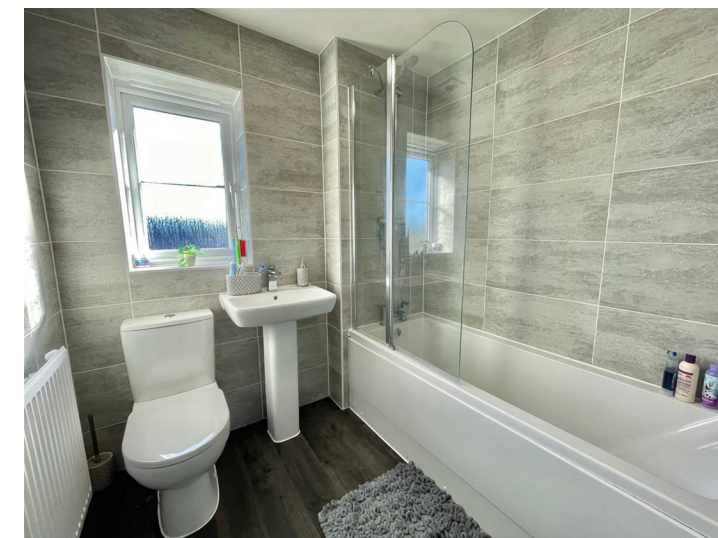


BEDROOM FOUR

11'3 x 9'3 (3.43m x 2.82m)
Double glazed window, radiator.

BATHROOM

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



EXTERNALLY

To the front of the house there is driveway parking together with garden frontage and borders.

The rear of the property offers an enclosed garden with raised gravel patio and steps leading to the main garden, laid to lawn with enclosed boundaries.



GARAGE

Up and over door, electric power and lighting.