



EARLY VIEWING IS A MUST! A very well presented modern DETACHED FAMILY HOME situated within a newly constructed development and available to purchase now!. Comprising; hallway, living room, fitted kitchen, dining area, utility room, WC, family bathroom and **FOUR DOUBLE BEDROOMS** (master with en-suite). Externally there is driveway parking, an **ATTACHED GARAGE** together with gardens, large rear patio and **ROOFTOP VIEWS TO THE REAR.**

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ENTRANCE HALLWAY

Double glazed entrance door, wood effect flooring, stairs to first floor, radiator.

LIVING ROOM

14'6 x 11'1 (4.42m x 3.38m)
Double glazed window, radiator, under stairs storage cupboard.



FITTED KITCHEN

9'6 x 9'0 (2.90m x 2.74m)
Fitted with wall and base mounted units with work surfaces over and matching returns, single drainer sink unit with mixer taps, fitted oven with four ring electric hob and extractor hood above, fitted dishwasher, fitted fridge/freezer, concealed lighting, double glazed window, opening onto;



DINING AREA

9'11 x 9'6 (3.02m x 2.90m)
Double glazed French doors with double glazed windows either side leading to the patio, two radiators.



UTILITY ROOM

5'0 x 4'11 (1.52m x 1.50m)
Wall and base mounted units with work surfaces over and matching returns, space for washing machine and tumble dryer, double glazed window.

DOWNSTAIRS WC

Low level WC, corner wash hand basin, frosted double glazed window, radiator.

FIRST FLOOR LANDING

Two storage cupboards, radiator, access to roof void.



MASTER BEDROOM

12'1 x 9'8 (3.68m x 2.95m)
Double glazed window, two radiators, door to;



EN-SUITE

Double shower cubicle with shower fittings over, low level WC, vanity wash hand basin with cupboards beneath, heated towel rail, part tiled walls, extractor fan.



BEDROOM TWO

11'8 x 9'4 (3.56m x 2.84m)
Double glazed window, radiator.



BEDROOM THREE

12'6 x 9'8 maximum (3.81m x 2.95m maximum)
Double glazed window, radiator.

BEDROOM FOUR

12'1 x 7'10 (3.68m x 2.39m)
Double glazed window, radiator.

FAMILY BATHROOM

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



EXTERNALLY

To the front of the house there is driveway parking leading to the garage and a garden, laid to lawn with borders and access to the rear.

The rear of the property offers a superb patio area with seating, there are steps leading down to the main garden, laid to lawn with enclosed boundaries.



ATTACHED GARAGE

Up and over door, power and lighting.