



MISREPRESENTATION ACT 1967.

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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.

This spacious luxury FOUR BEDROOM semi-detached home is set over three floors and offers versatile living space comprising an entrance hallway, dining room, and a large kitchen with a breakfast bar and sliding doors leading to a balcony/roof terrace. The first floor accommodates THREE bedrooms and a modern family bathroom. The lower ground floor features a hallway, living room, wet room, and the main bedroom. Externally, the property boasts a low-maintenance patio to the front and an enclosed garden to the rear featuring an artificial grass lawn, workshop, bar, and a covered hot tub.

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HALLWAY

Composite door and double glazed windows, radiator, wood effect flooring, and stairs to the first floor.

DINING ROOM

13'1 x 12'5 (max) (3.99m x 3.78m (max))
UPVC double glazed bay window, radiator, and wood effect flooring.



KITCHEN

18'7 x 12'9 (5.66m x 3.89m)
Two UPVC double glazed windows, double glazed sliding doors, a range of fitted base and wall units with a wooden worktop, kitchen island/breakfast bar, gas range cooker with an extractor hood over, sink and drainer with a mixer tap, integral dishwasher, built in understairs cupboard, tiled flooring, and stairs to the lower ground floor.



LOWER GROUND FLOOR

HALLWAY

Radiator, fitted wall and base units, plumbing for a washing machine, tiled flooring, and stairs to the ground floor.

LIVING ROOM

10'4 x 17 (3.15m x 5.18m)
UPVC double glazed double doors and window, built in cupboard, radiator, and wood effect flooring.



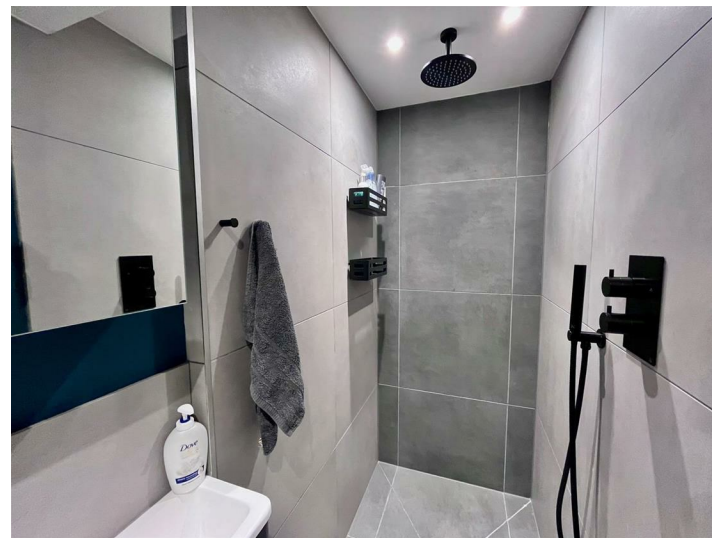
BEDROOM ONE

19'3 x 8'7 (5.87m x 2.62m)
Radiator, built in cupboard, freestanding bath with a freestanding mixer tap, towel heating radiator, and tiled surround.



WET ROOM

Matt black ceiling mounted shower fixture, WC with a push flush, washbasin with a matt black mixer tap, towel heating radiator, with tiled walls and flooring.



FIRST FLOOR LANDING

UPVC double glazed window, and access to the boarded out loft space.

BEDROOM TWO

12'11 x 11'3 (3.94m x 3.43m)
UPVC double glazed window and a radiator.



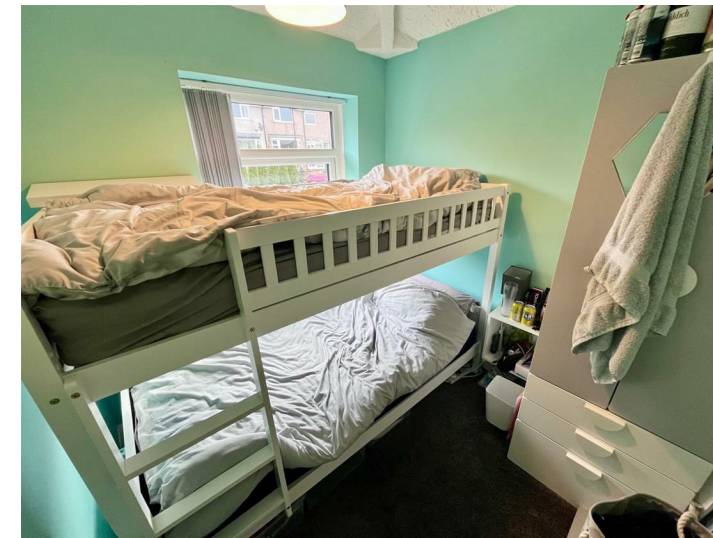
BEDROOM THREE

13'1 x 11'3 (max) (3.99m x 3.43m (max))
UPVC double-glazed bay style window and a radiator.



BEDROOM FOUR

7'6 x 7 (2.29m x 2.13m)
UPVC double glazed window and a radiator.



BATHROOM

7'7 x 6'10 (2.31m x 2.08m)
Two UPVC double glazed windows, bath with a wall mounted shower fixture, WC with a push flush, pedestal washbasin with a mixer tap, towel heating radiator, partially tiled walls, and tiled wood effect flooring.



EXTERIOR

To the front is a patio with access down the side of the property. To the rear elevation is an enclosed garden featuring a patio, artificial grass lawn, timber decking, a workshop, bar, and a covered hot tub. There is also the addition of a balcony accessed from the kitchen.



NOTES

The property is believed to be Freehold, subject to solicitor verification.
Council Tax Band: C
EPC Rating: C