

MISREPRESENTATION ACT 1967.

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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Situated within a quiet cul-de-sac in a sought-after residential area just a short distance from the town center, this spacious contemporary detached home offers a versatile layout comprising a welcoming hallway with Karndean flooring, a cosy living room with a multi-fuel burner, a conservatory, a modern kitchen with high-quality fittings, a convenient utility room, a dining room, a study, and a WC. Upstairs, there are four double bedrooms, two with ensuite shower rooms, along with a family bathroom, and a spacious landing with a built-in cupboard. The property sits within a generous plot measuring approximately 0.36 acres and boasts an enclosed garden with a patio area, a summer house with a built-in bar, and access to a garage, as well as a raised garden area with stunning panoramic views. A block paved drive offers ample parking.

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HALLWAY

Composite door, a radiator, a built-in cupboard, Karndean flooring, and stairs leading to the first floor.

LIVING ROOM

14'10" x 17'02" (4.52m x 5.23m)

UPVC double doors and windows, two radiators, and an exposed red brick fireplace with a multi-fuel burner.



CONSERVATORY

12'07" x 7" (3.84m x 2.13m)

UPVC windows and includes a door to the rear and a radiator.

KITCHEN

15'10" x 9'8" & 12' x 8'3" (4.83m x 2.95m & 3.66m x 2.51m)

UPVC double-glazed double doors and windows, fitted units at both base and eye levels with a granite worktop, a four-ring gas hob, an integral oven and grill, a sink with a drainer and a chrome mixer tap, an integral fridge freezer, an integral dishwasher, a radiator, and Karndean flooring.



UTILITY ROOM

5'04" x 5'08" (1.63m x 1.73m)

UPVC window, fitted units at both base and eye levels with a granite

worktop, a sink with a chrome mixer tap, plumbing for a washing machine, a radiator, and Karndean flooring.

DINING ROOM

9'01" x 17'02" (2.77m x 5.23m)

Two UPVC double-glazed windows, a radiator, and fitted shelving.



STUDY

7'00" x 8'11" (2.13m x 2.72m)

UPVC double-glazed window and a radiator.

WC

5'06" x 3'03" (1.68m x 0.99m)

UPVC double-glazed window, a WC with a push flush, a pedestal washbasin with chrome taps, a radiator, and Karndean flooring.

LANDING

UPVC double-glazed window, a radiator, a built-in cupboard, and loft access.

BEDROOM ONE

15'05" x 12'08" (4.70m x 3.86m)

Two UPVC double-glazed windows with bespoke plantation shutters, built-in wardrobes, and two radiators.



ENSUITE

9'06" x 6'03" (2.90m x 1.91m)

UPVC double-glazed window, a walk-in shower cubicle with a chrome rainforest shower fitment, a WC with a push flush, a pedestal washbasin with a chrome mixer tap, a ladder-style radiator, partially tiled walls, and tiled flooring.

BEDROOM TWO

9'10" x 15'03" (3.00m x 4.65m)

UPVC double-glazed window, built-in wardrobes, and a radiator.



ENSUITE

8'03" x 4'07" (2.51m x 1.40m)

UPVC double-glazed window, a walk-in shower cubicle with a chrome shower fitment, a WC with a push flush, a pedestal washbasin with a chrome mixer tap, a radiator, partially tiled walls, and tiled flooring.

BEDROOM THREE

10'04" x 8'10" (3.15m x 2.69m)

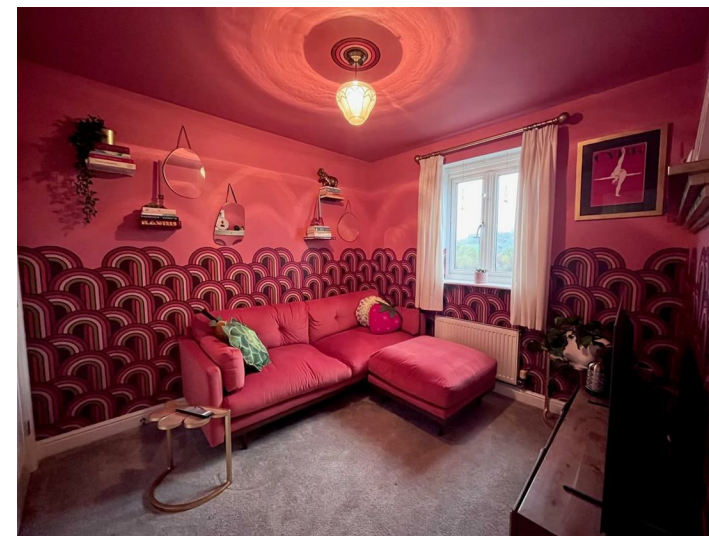
UPVC double-glazed window, a built-in wardrobe, and a radiator.



BEDROOM FOUR

9'04" x 8'10" (2.84m x 2.69m)

Currently used as a Sitting Room with a UPVC double-glazed window, a built-in wardrobe, and a radiator.



BATHROOM

6'03" x 8'00" (1.91m x 2.44m)

UPVC double-glazed window, a bath with a chrome shower fitment, a WC with a push flush, a pedestal washbasin with a chrome mixer tap, a radiator, partially tiled walls, and tiled flooring.



EXTERIOR

The property boasts a generous plot, measuring approximately 0.36 acres. To the rear of the property, you'll find an enclosed lawned garden with a patio seating area, established flower beds, a summer house equipped with a built-in bar, as well as lighting and power outlets, and convenient access to the garage. At the bottom of the garden, there are steps leading to another elevated garden with tiered lawns, a second summer house, and stunning panoramic views of the surrounding hills, including Solomon's Temple.

On the side of the property, there is a block-paved driveway providing parking for two vehicles, along with two garages.

