



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.

A spacious stone built three story DETACHED FAMILY HOME situated within a popular location and benefiting from a pleasant OPEN ASPECT TO THE REAR. Built in the 1980s and including many characterful features, the property comprises, living room, fitted kitchen with a dining area, utility room, dining room and playroom, SIX DOUBLE BEDROOMS and a modern fitted bathroom. Externally there is a gated driveway together with gardens to both front and rear together with an additional storeroom.

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#### PORCH

UPVC door and double glazed window, radiator, and tiled flooring.

#### LIVING ROOM

13'8 x 21'00 (4.17m x 6.40m)

UPVC double glazed window, log burner, radiator, tiled flooring, and stairs to the first floor.



#### KITCHEN / DINER

22'7 x 10'9 (6.88m x 3.28m )

UPVC double glazed double doors, UPVC double glazed window, fitted wall and base units, space for a range cooker, stainless steel sink and drainer with a mixer tap over, radiator, double doors to the living room, and tiled flooring.



#### DINING ROOM

18'0 x 10'4 (5.49m x 3.15m)

UPVC double glazed window, radiator, and wood effect flooring.



#### PLAY ROOM

15'3 x 10'2 (4.65m x 3.10m)

Two UPVC double glazed windows, pedestal washbasin, and a radiator.



#### UTILITY ROOM

7'5 x 8'10 (2.26m x 2.69m)

UPVC door and double glazed window, fitted wall and base units, stainless steel sink and drainer, plumbing for a washing machine, radiator, and tiled floor.

#### WC

WC with a push flush, washbasin with a mixer tap over, and tiled walls.

#### FIRST FLOOR LANDING

UPVC double glazed window, radiator, wood effect flooring, and stairs to the second floor.

#### BEDROOM TWO:

14'9 x 13'7 (4.50m x 4.14m )

UPVC double glazed window and a radiator.

#### BEDROOM THREE

10'8 x 21'1 (max) (3.25m x 6.43m (max) )

Two double glazed windows and a radiator.



#### BEDROOM FOUR

17 x 10'2 (5.18m x 3.10m)

UPVC double glazed window, Velux window, and a radiator.



#### BEDROOM SIX

13'6 x 10'3 (4.11m x 3.12m)

UPVC double glazed window and a radiator.

#### BATHROOM

7'6 x 10'4 (2.29m x 3.15m)

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



#### SECOND FLOOR LANDING

Access to bedrooms one & five

#### BEDROOM ONE

15'10 x 21'2 (4.83m x 6.45m)

Two UPVC double glazed Velux windows, two radiators, and access to eaves storage space.



#### BEDROOM FIVE

15'11 x 10'2 (4.85m x 3.10m)

UPVC double glazed Velux window, radiator, and access to eaves storage space.



#### EXTERIOR

To the front of the property there is a spacious gated driveway leading to the property and providing ample off road parking together with a lawned garden.

The rear garden comprises of a patio area leading to the main garden, laid to lawn with borders and includes a hard standing for two vehicles and enjoying an open aspect to the rear across surrounding farmland.

#### STORE ROOM

11'2 x 10'5 (3.40m x 3.18m)

UPVC door and double glazed window, as well as light and power.

#### NOTES

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