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The accommodation, with approximate room sizes, is as follows:

ENTRANCE HALL

Stairs to first floor, smoke detector, radiator, telephone point, limestone floor and smooth coved ceiling.

CLOAKROOM:

Opaque double glazed window to side, fully tiled walls, low level WC, pedestal wash hand basin, vanity unit with down lights, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

LOUNGE: (16' 5" x 14' 0")

Bay window to front, feature fireplace with stone hearth and gas fire, radiator, television and telephone points, oak flooring and smooth coved ceiling. French doors to Conservatory.

DININGROOM: (13' 5" x 9' 8")

Double glazed window to front, radiator, television point, oak flooring and smooth coved ceiling.

KITCHEN / DINER:(16' 4" x 15' 1")

Double glazed windows to front and rear, range of matching wall units with solid wood work surfaces incorporating a Butler sink with central mixer tap and tiled splashbacks. Built-in electric double oven with gas hob and extractor hood over, integrated fridge/freezer and dishwasher, plumbing for washing machine, telephone point, alarm system in base unit, radiator, wall mounted boiler in cupboard, limestone flooring and smooth ceiling with sunken spotlights. Door to conservatory.

STUDY: (11' 5" x 6' 3")

Double glazed window to rear, radiator, telephone point, oak flooring and smooth coved ceiling.

CONSERVATORY: (24' 11" x 20' 0") 'L' shaped

UPVC conservatory with glass roof, limestone flooring and two sets of French doors to the rear patio and garden, plus door to side. The conservatory benefits from a fitted Welsh dresser with down lights, wall lights and air conditioning.

FIRST FLOOR ACCOMMODATION

GALLERIEDLANDING:

Double glazed window to side, smoke detector, airing cupboard, access to loft, radiator, carpet to floor and smooth ceiling with sunken spotlights.

MASTER BEDROOM: (15' 5" x 14' 5")

Double glazed windows to side and rear, range of built-in wardrobes, radiator, telephone and television points, oak flooring and smooth coved ceiling with sunken spotlights.

EN-SUITE TO MASTER:

Opaque double glazed window to side, fully tiled, double shower, low level WC, pedestal wash hand basin, vanity unit with down lighting, shaver point, extractor fan, radiator, tiled flooring and smooth ceiling with sunken spotlights.

BEDROOMTWO: (14' 6" x 9' 9")

Two double glazed windows to front and side, radiator, carpet to floor and smooth coved ceiling.

EN-SUITE:

Velux window to ceiling, half tiled walls, single shower, low level WC, pedestal wash hand basin, vanity unit with down lighting, shaver point, radiator, tiled flooring and smooth ceiling with sunken spotlights.

BEDROOMTHREE: (14' 6" x 11' 11") max

Double glazed windows to front and side, radiator, television point, carpet to floor and smooth coved ceiling.

BEDROOMFOUR: (11' 1" x 7' 5")

Double glazed window to rear, radiator, carpet to floor and smooth coved ceiling with sunken spotlights.

FAMILYBATHROOM:

Opaque double glazed window to side, half tiled walls, single shower, panelled bath with central mixer tap, low level WC, pedestal wash hand basin, vanity unit with down lighting shaver point, radiator, tiled flooring and smooth ceiling with sunken spotlights.

EXTERIOR:

FRONT:

There is a pathway leading to the front door which is flanked by a shingle area and enclosed by railings with an array of ornamental planting. There is an alarm and outside lighting fitted as well as lighting under the garage eaves.

REAR GARDEN:

The walled rear garden has been landscaped and is mainly laid to lawn plus a patio area commencing from the rear conservatory. In addition, there is a raised water feature, flower and shrub borders, outside tap, access to the garage and access gate to side.

GARAGE, DRIVEWAY ANDPARKING:

The property offers off road parking for several vehicles and has a gated carport which leads through to the detached double garage which benefits from eaves storage, up and over doors plus power and lighting fitted. The air conditioning unit is housed in the garage and there is space for washing machine and tumble dryer.

AGENTS NOTES:

For further information please contact Hamilton Piers on (01376) 341141.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

