



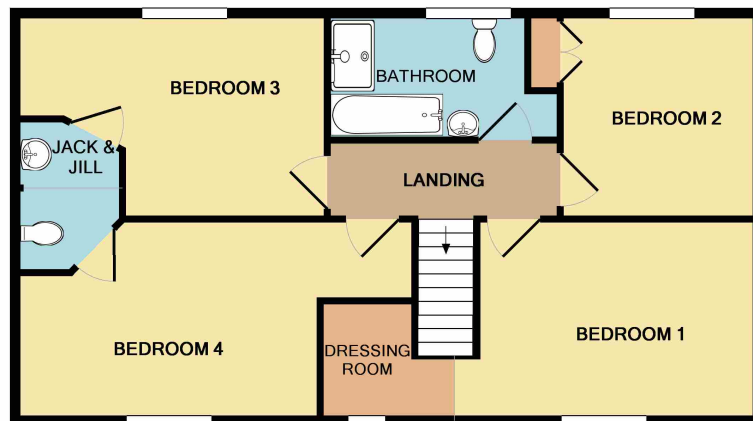
Guide Price £350,000 to £375,000

The current owners of this centrally located property, have undertaken extensive works to create a spacious and modern family home. With features such as underfloor heating, vaulted ceilings and a walk in dressing room, this home genuinely offers something very different from run of the mill.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2017

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.

Guide Price £350,000 to £375,000

This four bedroom family home which has recently been extensively extended and re-modeled, is all about size and space. All of the bedrooms are comfortable doubles and the lounge and kitchen have that light and airy feel that only comes from generous spacious rooms. The finish is also of a high standard, giving the whole property a real modern and contemporary feel. A garden room to the rear opens up to a decked area and the rear garden. To the front is an attractive post and rail fence with a five bar gate which opens on to a most generous driveway offering parking for multi vehicle.

Porch - 7'10 x 3'9 - Tiled flooring, double glazed window, space for coats and shoes.

Lounge - 18'5 x 18'4 - Double glazed windows to front and rear, double glazed French doors to side. TV point, window to dining room.

Dining Room - 18'5 max x 10'7 - Ceramic tiled flooring with under floor heating, double glazed window to front, storage cupboard, stairs to first floor, window to lounge.

Kitchen - 18'4 x 8'9 - Ceramic tiled flooring with under floor heating. Range of eye and base level units, roll edge work tops, inset sink and hob with extractor hood over. Integrated fridge, freezer, oven, microwave and dishwasher.

Garden room - Double glazed window to side and rear, sky light, ceramic flooring.

Utility room - Sky light, ceramic flooring, space for tumble dryer and washing machine.

Bedroom 1 - 15'5 x 9'9 - Double glazed window to front, walk in dressing room with double glazed window to front, built in shelving and dressing table.

Family Bathroom - Double glazed obscure window to rear, chrome ladder style towel rail to side. Paneled bath, double shower cubicle, low level WC, wash hand basin, tiling to floor and walls.

Bedroom 2 - 14'3 x 8'7 - Double glazed window to front, door to Jack and Jill shared bathroom.

Bedroom 3 - 14' x 8'7 - Double glazed window to rear, door to Jack and Jill bathroom.

Jack and Jill WC facility - Pedestal wash basin, tiling to floor and walls, low level WC.

Bedroom 4 - 10 x 9'2 - Double glazed window to rear, built in wardrobe.

Front - Stone chip driveway, post and rail fencing with five bar gate, borders to front with sapling laurels planted. Carport, and timber covered storage.

Rear - Decked area for barbecues and alfresco dining, leading to lawn. Timber built home office with power and lighting.

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.