

England, Scotland & Wales	
Energy Rating	Energy Efficiency Rating
A (92-100)	Very energy efficient - lower running costs
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	Not energy efficient - higher running costs



- THREE RECEPTION ROOMS & STUDY.
- Five Bedrooms.
- REFITTED BATHROOMS.
- Oversized Double Garage and ample off road parking.
- CONSERVATORY.
- EN-SUITE and DRESSING ROOM TO MASTER and EN-SUITE TO GUEST BEDROOM.
- SOUTH WEST FACING Enclosed garden.
- 3371sqft including Garages.



Ground Floor

ACCOMMODATION

Part glazed PVCu door with side light windows to

Reception Hall

4.97m x 3.04m (16' 4" x 10' 0") galleried with stairs to the First Floor Landing, wooden flooring, radiator, telephone point, under stairs storage cupboard

Sitting Room

7.70m x 4.77m (25' 3" x 15' 8") triple aspect with windows to the front and side aspect, sliding patio doors to the rear garden, coved ceiling, bespoke book case with storage cupboards, wooden flooring, feature fireplace with gas fire inset, TV point

Study

3.50m x 1.83m (11' 6" x 6' 0") coved ceiling, window to the rear aspect, wooden flooring, radiator

Dining Room

3.55m x 3.00m (11' 8" x 9' 10") coved ceiling, wooden flooring, radiator, bi-fold doors to

Conservatory

3.10m x 3.00m (10' 2" x 9' 10") approx. brick base with PVCu double glazed windows and glazed doors to the rear garden, wood flooring, radiator

Cloakroom

hanging rails, frosted window, door to

W.C

W.C, vanity unit with wash hand basin, frosted window, radiator

Family Room

4.80m x 4.00m (15' 9" x 13' 1") two windows to the front aspect, coved ceiling, wooden flooring, radiator, TV point

Kitchen Breakfast Room

5.50m x 3.56m (18' 1" x 11' 8") base and eye level cupboards, drawer units, work surfaces with sink and drainer inset, breakfast bar, Stoves dual fuel range oven and extractor, plumbing for dishwasher, space for fridge freezer, wooden flooring, window to the rear aspect, French doors to the rear garden

Utility Room

3.50m x 2.30m (11' 6" x 7' 7") base and eye level cupboards, drawer units, work surfaces with one and a half bowl sink unit inset, plumbing for washing machine, radiator, tall storage cupboards, part glazed door to the rear garden, door to the Double Garage

First Floor

First Floor Landing

coved ceiling, loft access with ladder, light and part boarding, radiator, two windows to the front aspect, double airing cupboard with Vaillant pressurised hot water cylinder

Bedroom One

5.15m x 4.76m (16' 11" x 15' 7") two windows to the front aspect, coved ceiling, radiator, full width fitted wardrobes

Dressing Room

2.38m x 1.77m (7' 10" x 5' 10") window to the rear aspect, coved ceiling, radiator

En-Suite Shower Room

2.66m x 2.37m (8' 9" x 7' 9") recently re-fitted and comprising walk-in shower room, vanity with wash basin, W.C, under floor heating, frosted window, towel radiator

Bedroom Two

4.80m x 3.10m (15' 9" x 10' 2") two windows to the rear aspect, coved ceiling, radiator, built in wardrobe

En-Suite Shower Room

re-fitted and comprising fully tiled shower, W.C, vanity unit with wash basin, towel radiator, tiled floor

Bedroom Three

4.78m x 3.00m (15' 8" x 9' 10") two windows to the front aspect, coved ceiling, radiator, built in wardrobe

Bedroom Four

4.00m x 3.60m (13' 1" x 11' 10") window to the rear aspect, coved ceiling, radiator

Bedroom Five

3.60m x 3.24m (11' 10" x 10' 8") window to the rear aspect, coved ceiling, radiator, fitted wardrobes

Family Bathroom

refitted and comprising freestanding bath with mixer tap and hand held shower attachment, fully tiled remote controlled digital shower, W.C, vanity unit with wash basin, towel radiator, frosted window

Outside

Gardens

the gated driveway to the front offers parking for several vehicles and access to the Double Garage. The rear gardens are fully enclosed and have a SOUTH WEST aspect with the formal garden laid mainly to lawn with paved patio areas, timber gazebo and established and well stocked flower and shrub borders. There is a "Wildlife" garden with mature trees and shrubs offering a natural habitat including a hedgehog hide. There are external power points and water taps to the front and rear, two garden sheds

Double Garage

6.20m x 6.16m (20' 4" x 20' 3") an oversized Double Garage with electric up and over doors, power, light, gas fired boiler and open eaves storage

