



EARLY VIEWING IS HIGHLY RECOMMENDED. A well presented DETACHED family home situated within a popular location and benefitting from an ANNEXE/TEENAGER SUITE with kitchen area, en-suite and MEZZANINE. Comprising; porch, hallway, WC, living room, fitted kitchen with dining area, conservatory, FOUR ADDITIONAL BEDROOMS (master with en-suite) and family bathroom. Externally there is driveway parking together with gardens to both front and rear.

MISREPRESENTATION ACT 1967.

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2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

A well presented DETACHED family home situated within a popular location and benefitting from an ANNEXE/TEENAGER SUITE with kitchen area, en-suite and MEZZANINE. Comprising; porch, hallway, WC, living room, fitted kitchen with dining area, conservatory, FOUR ADDITIONAL BEDROOMS (master with en-suite) and family bathroom. Externally there is DRIVEWAY PARKING together with GARDENS to both front and rear. EARLY VIEWING IS HIGHLY RECOMMENDED.

ENTRANCE PORCH

Double glazed door and double glazed window, door to rear.

ENTRANCE HALL

Stairs to the first floor, cloaks cupboard with wall mounted central heating boiler.



DOWNSTAIRS WC

Low level WC, wash hand basin in vanity unit, double glazed window, heated towel rail.

LIVING ROOM

14'0 x 11'3 (4.27m x 3.43m)
Double radiator, double glazed square bay window, glazed double doors to dining area.

DINING ROOM

11'9 x 8'6 (3.58m x 2.59m)
Radiator, tiled flooring with under floor heating, French doors to conservatory.



FITTED KITCHEN

17'0 x 12'0 (5.18m x 3.66m)
Fitted with wall and base mounted units with granite work surfaces over, single drainer sink unit with mixer tap, fitted dish washer, fitted fridge/freezer, space for washing machine, four ring electric hob with extractor hood above, fitted electric oven, double glazed door to side, three double glazed windows, tiled flooring with under floor heating.

CONSERVATORY

11'11 x 11'3 (3.63m x 3.43m)
Double glazed windows to three sides, double glazed roof window and door leading to the rear garden and decking area.



ANNEX/TEENAGER SUITE

16'0 x 15'10 (4.88m x 4.83m)
Converted to residential. Including a kitchen area with work surface, four ring electric hob and electric oven, double glazed windows, electric convector heater, wooden stairs leading to the mezzanine level and door leading to the front garden.



ENSUITE

Shower cubicle with shower fittings over, low level WC, wash hand basin.

MEZZANINE LEVEL

11'6 x 6'7 (3.51m x 2.01m)
Providing a sleeping area overlooking the annexe/teenager suite.

FIRST FLOOR LANDING

Radiator, built in cupboard.

BEDROOM ONE

18'0 x 8'9 (5.49m x 2.67m)
Double glazed window, radiator, door leading to;



ENSUITE

Corner shower cubicle with shower fittings over, wash hand basin in vanity unit, low level WC, heated towel rail, double glazed window, wood effect floorng.



BEDROOM TWO

13'4 x 8'6 (4.06m x 2.59m)
Double glazed window, radiator.



BEDROOM THREE

10'2 x 9'6 max (3.10m x 2.90m max)
Double glazed window, radiator, wooden stairs allowing access to the attic space.

BEDROOM FOUR

9'11 x 5'10 (3.02m x 1.78m)
Double glazed window, radiator.

BATHROOM

Panelled bath with shower fittings over, pedestal wash hand basin, low level WC, double glazed window, heated towel rail, frosted double glazed window.



ATTIC ROOMS

The property has access from the third bedroom into a partially converted attic consisting of two rooms and offering the option of creating additional accommodation if so desired.

EXTERNALLY

The property offers gardens to both front and rear both of which are of a pleasant size and benefit from enclosed boundaries. The rear garden includes a decking area, artificial grass and patio together with a good sized storage shed/outhouse.

