



Guide Price: £475,000-£500,000. This attractive four/five bed roomed semi detached house is situated in a popular village location and offers extremely spacious and flexible accommodation. Features include a lounge, sitting room, dining room/bedroom five, fitted kitchen, utility, bathroom and wet room, west facing garden approx 170' plus garage and ample parking.



- Lounge 23'3 x 18'5<19'3
- Sitting Room 13' x 12'5
- Dining Room/Possible Bedroom Five 15'8 x 11'1
- Kitchen 13'11 x 13'4
- Utility Room 11'3 x 9'8
- Family Bathroom
- Wet Room
- Sunny West Facing Rear Garden approx 170'
- Large Attached Garage
- Off Road Parking For Numerous Vehicles

ENTRANCE PORCH

Double glazed windows to front and sides, tiled floor. Door with opaque double glazed side windows leads to:

ENTRANCE HALL

Access to first floor, two built-in under stairs storage cupboards, radiator, laminate floor.

SITTING ROOM

13' x 12'5 (3.96m x 3.78m)

Double glazed bay window to front, coved ceiling, radiator, power points, stained floorboards.

LOUNGE

23'3 x 18'5<19'3 (7.09m x 5.61m<5.87m)

Double glazed French doors with matching side windows lead to rear garden, coved and smooth plastered ceiling, feature fireplace with inset coal effect fire, radiator, power points, fitted carpet.

KITCHEN

13'11 x 13'4 (4.24m x 4.06m)

Double glazed window to rear, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated dishwasher, space for range style cooker, fitted extractor canopy above, space for large fridge/freezer, part tiling to two walls, radiator, power points, tiled floor.

UTILITY

11'3 x 9'8 (3.43m x 2.95m)

Double glazed window and half double glazed door lead to rear garden, smooth plastered ceiling, ample appliance spaces, power points, tiled floor. Door to garage.

INNER LOBBY

Coved and textured ceiling, tiled floor.

GROUND FLOOR TOILET

Textured ceiling, suite comprising wash hand basin and low flush toilet, radiator, tiled floor.



DINING ROOM/POSSIBLE BEDROOM FIVE

15'8 x 11'1 (4.78m x 3.38m)

Double glazed window to front, textured ceiling, radiator, power points, laminate floor.

FIRST FLOOR LANDING

Smooth plastered ceiling, access to two loft spaces, power points, fitted carpet.

BEDROOM ONE

15'10 x 11'1 (4.83m x 3.38m)

Double glazed window to front, textured ceiling, radiator, power points, laminate floor.

BEDROOM TWO

12'6 x 10'7 (3.66m x 3.23m)

Double glazed window to rear, smooth plastered ceiling, two built-in wardrobe recesses, radiator, power points, fitted carpet.

BEDROOM THREE

13'5 x 10'7 (4.09m x 3.23m)

Double glazed bay window to front, smooth plastered ceiling, two built-in wardrobe recesses, radiator, power points, fitted carpet.



BEDROOM FOUR

7'6 x 7' (2.29m x 2.13m)

Double glazed window to front, textured ceiling, radiator, power point, fitted carpet.

WET ROOM

Opaque double glazed window to rear, smooth plastered ceiling, extractor fan, shower unit, fitted airing cupboard, heated towel rail, tiled walls, tiled floor.

BATHROOM

11'1 x 8'2 (3.38m x 2.49m)

Opaque double glazed window to rear, textured ceiling with inset spotlights, suite comprising corner bath with mixer tap and shower attachment, pedestal wash hand basin and low flush toilet, tiled walls, radiator, tiled floor.

SUNNY WEST FACING REAR GARDEN

in excess of 170' (in excess of 51.82m)

Laid to lawn, storage shed.

FRONT GARDEN

Cobble effect driveway providing off road parking for numerous vehicles.

ATTACHED GARAGE

20'7 x 11'8 (6.27m x 3.56m)

With power and light.

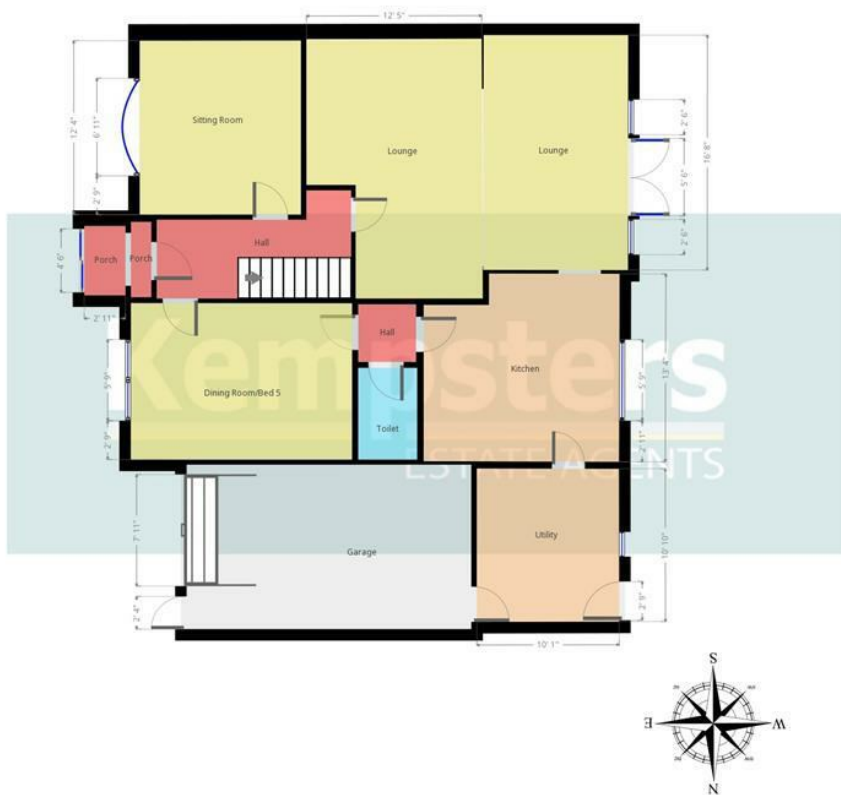












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