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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£625,000

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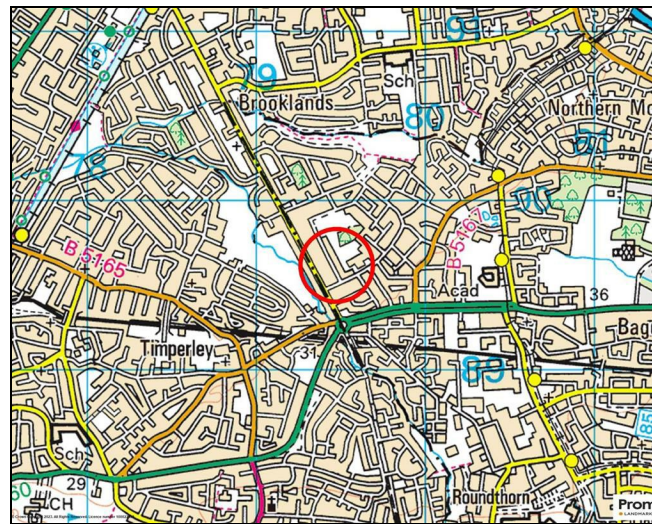
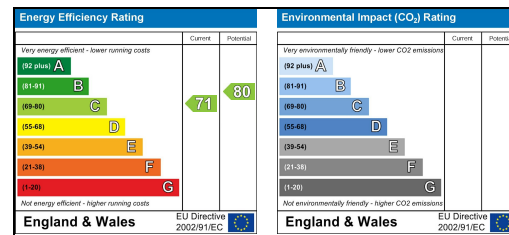


INDEPENDENT ESTATE AGENTS



energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



Overview

AN EXCELLENT SIZED, COMPREHENSIVELY EXTENDED AND UPGRADED, FOUR BEDROOMED DETACHED WHICH ENJOYS A WONDERFUL PRIVATE REAR GARDEN. APPROACHING 2000 SQFT OF ACCOMMODATION.

Hall. WC. Study. Lounge. Sitting Room. Dining Kitchen. Four Bedrooms. Two Bath/Shower rooms. Ample Parking. Beautiful Private rear Garden. 31' Integral Garage. A SUPER FAMILY HOME!

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AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

in detail

An impressive, comprehensively extended and upgraded, Four Bedroomed Detached which offers approaching 2000 sqft of Accommodation.

The property has an immaculate interior, neutral re-decoration throughout, contemporary Kitchen and Bathroom fittings and uPVC double glazing.

In addition to the Accommodation, there is ample Driveway Parking, huge 31' Integral Garage and a beautiful private landscaped rear Garden.

This lovely tree lined road is a popular location, being close to several of the Local Schools and within an easy reach of Local Shops which are just around the corner.

An internal viewing will reveal:

Entrance Porch. Having a contemporary design composite front door with matching windows to one side and further uPVC double glazed windows to the front and side elevation. Tiled floor. Step up to an inner opaque fully glazed uPVC double glazed door through to the Entrance Hallway.

Entrance Hall. Having a spindle balustrade staircase rising to the First Floor with useful Ground Floor WC.

Ground Floor WC. Fitted with a low level WC. Corner wall hung wash hand basin. Beautiful stained and leaded window to the side elevation. Tiled floor. Tiled walls. Doors then provide access to the Lounge and Dining Kitchen with an opening to the Inner Hallway.

Inner Hallway. Having contemporary built in Cloaks Cupboard with sliding doors. Glazed door through to the Study. Further door through to the Integral Garage.

Study. Having a uPVC double glazed window to the front elevation. Wood flooring.

Lounge/Dining Room. A fabulous large Reception Room having a uPVC double glazed window to the side elevation. There are then two large openings into a further Extended Family Room.

Family Room. Having a uPVC double glazed window to the rear elevation providing lovely views over the established rear Garden. uPVC double glazed sliding patio doors open out to the rear.

Dining Kitchen. Superb large Family Kitchen with plenty of space for a dining table. The Kitchen itself is fitted with an extensive range of base style of units with chrome handles with wood block worktops over with inset oversized white ceramic sink with mixer tap. Built in NEFF slide door oven with further integrated dual combination microwave oven above. NEFF induction hob with stainless steel glass extractor over. Integrated dishwasher. Two uPVC double glazed windows to the front elevation plus an additional uPVC double glazed window to the side. Glazed composite door opens out to the outside. Tiled floor with underfloor heating.

First Floor Landing. Spindled balustrade to return staircase opening. uPVC double glazed window to the front elevation. Loft access point. Panelled doors then open to the Four Bedrooms, Family Bathroom and Separate Shower Room.

Bedroom One. A well proportioned double bedroom having a uPVC double glazed window to the rear elevation providing views over the Gardens. Contemporary built in wardrobes to the full length of one wall with sliding doors.

Bedroom Two. Another good sized double room having a uPVC double glazed window to the rear elevation overlooking the Gardens.

Bedroom Three. Having a uPVC double glazed window to the front elevation.

Bedroom Four. Having a uPVC double glazed window to the front elevation.

Family Bathroom. Refitted with a contemporary suite comprising of panelled bath with shower with mixer attachment. Enclosed system WC. Vanity sink unit. Tiled floor. Tiled walls. Wall mounted heated polished chrome tiled rail radiator. Opaque uPVC double glazed window to the side elevation.

Separate Shower Room. Fitted with enclosed shower cubicle with thermostatic shower. Wall mounted heated polished chrome tiled rail radiator. Opaque uPVC double glazed window to the side elevation. Tiled floor. Tiled walls.

Outside, to the front the property is approached via block paved driveway providing ample off street parking. This then leads to the large 31' Integral Garage.

The gardens are a wonderful feature of the property, being of an excellent size, beautifully landscaped and extremely private.

An impressive family home!

Approx Gross Floor Area = 1941 Sq. Feet
= 180.3 Sq. Metres

