



With NO UPWARD CHAIN an immensely attractive traditional residence that retains much of its character features as well as being situated well back from the roadside with electric gated off road parking. The generous accommodation spreads over three floors and boasts a welcoming entrance hall with two good reception rooms, breakfast kitchen, utility, downstairs WC and wonderful garden room to the ground floor. On the first floor are two double bedrooms as well as the stunning master suite with dressing area and bathroom en suite and the family bathroom to complete the picture. A substantial roof space has been converted which has created a further two bedrooms and family shower room. Outside has a tidy and peaceful garden to the rear benefiting from seating areas and a 'Garden Office' which is perfect for those who work from home. We highly urge interested parties to undertake their inspection as soon as possible to avoid disappointment.

What the vendor thinks...  
'We have thoroughly enjoyed living here for the past 21 years. It is a real family home in which we have raised 3 children. We have enjoyed many family barbeques and evenings around the firepit in the very private and established garden, watching spectacular sunsets over the back of the house'

**Approach**  
Private and enclosed by mature conifers, the approach is by way of secure electric gated entry leading you to a tarmac driveway providing off road parking for numerous vehicles.

**Porch**  
Composite front door, archway to entrance hall and double glazed window.

**Entrance Hall**  
Stairs rising to the first floor, large under stairs storage cupboard, doors radiating off to the dining room, living room and breakfast kitchen and central heating radiator.

**Dining Room**  
12'5" x 12'4"x  
Original wooden flooring, double glazed bay window and central heating radiator.

**Living Room**  
19'5" x 12'6"  
Log burner built into decorative fireplace surround and marble effect hearth, double glazed French doors opening into the rear garden and central heating radiator.

**Breakfast Kitchen**  
15'11" x 10'5"  
Inset ceramic Belfast sink, range of wall and base units with granite work tops, space for undercounter fridge, dishwasher and additional space for 'Rangemaster' style cooker with cooker hood above, floor tiles, door to inner hall, double glazed window and central heating radiator.

**Inner Hall**  
Floor tiles, doors off to the rear garden, garden room, downstairs WC, garage and archway into the utility.

**Utility**  
Inset ceramic sink, range of wall and base units with granite work tops, plumbing for washing machine, space for tumble dryer, floor tiles, double glazed window and central heating radiator.

**Downstairs WC**  
Low flush WC, wall mounted wash hand basin, floor tiles, double glazed window and central heating radiator.

**Garden Room**  
14'2" x 11'6"  
Double glazed windows with bi-folding doors opening out into the rear garden and central heating radiator.

**First Floor Landing**  
Stairs rising to the second floor, storage cupboard, two double glazed windows and central heated radiator.













Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 57      | 74        |

England & Wales

EU Directive  
2002/91/EC



Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                                                 |         |           |

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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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