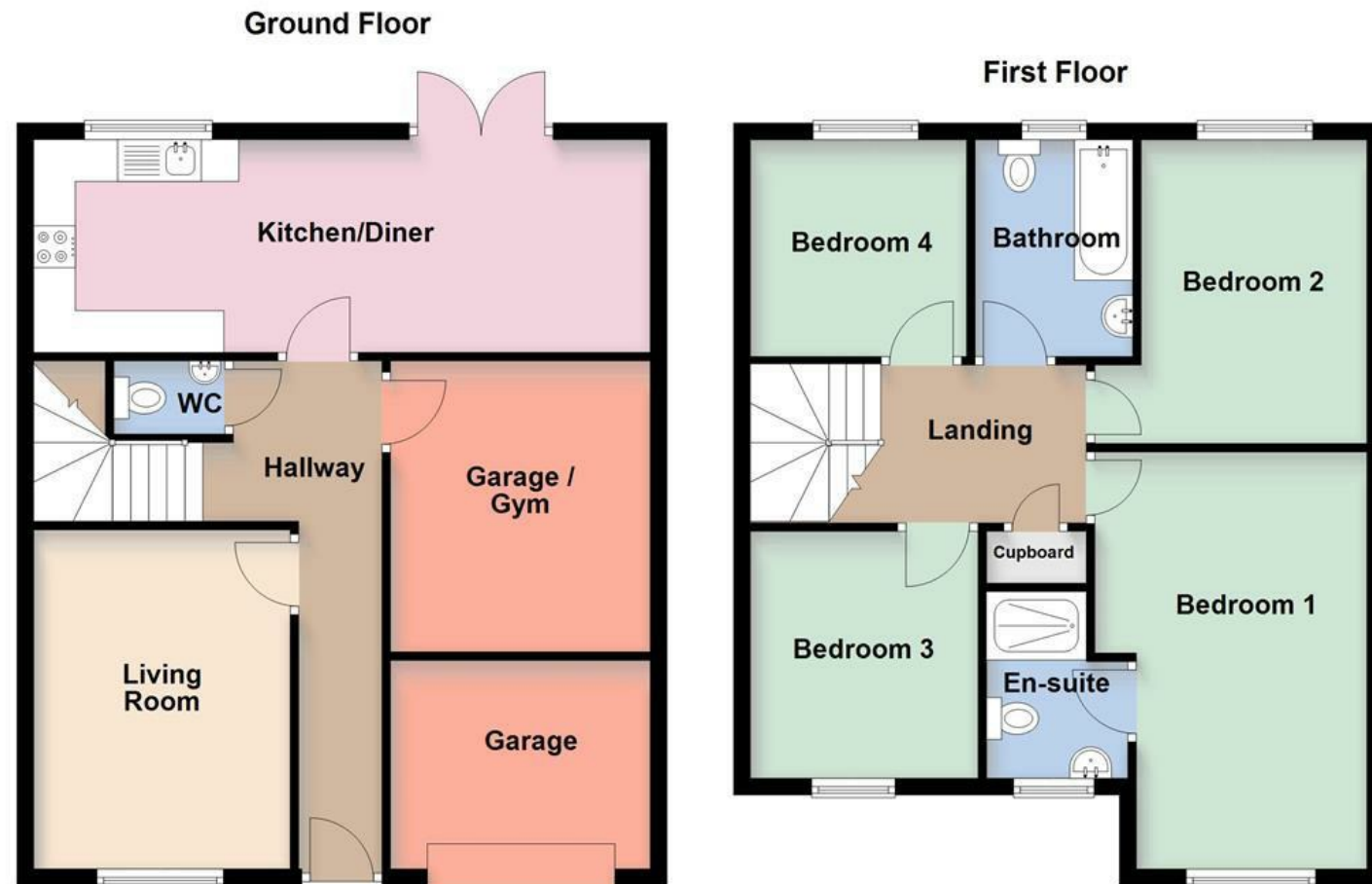




All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.

MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
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This attractive **FOUR BEDROOM** detached home offers spacious, immaculately presented accommodation comprising an entrance hall, **NEWLY FITTED KITCHEN** with integrated appliances, living room ground floor WC, **FOUR DOUBLE BEDROOMS**, en-suite, and a family bathroom. Externally, the property features a block-paved **DRIVEWAY** providing ample off-road parking, an integral **GARAGE**, and an enclosed rear garden with a patio and steps leading down to a lawn.

This attractive FOUR BEDROOM detached home offers spacious, immaculately presented accommodation comprising an entrance hall, NEWLY FITTED KITCHEN with integrated appliances, living room ground floor WC, FOUR DOUBLE BEDROOMS, en-suite, and a family bathroom. Externally, the property features a block-paved DRIVEWAY providing ample off-road parking, an integral GARAGE, and an enclosed rear garden with a patio and steps leading down to a lawn.

HALLWAY

Composite door, radiator, wood effect flooring, and stairs to the first floor.

LIVING ROOM

13'4 x 10'1 (4.06m x 3.07m)
uPVC double glazed window and a radiator.



KITCHEN

8'4 x 24'3 (2.54m x 7.39m)
uPVC double glazed double doors and a double glazed window, fitted wall and base shaker-style units with a wood effect worktop, four-ring electric hob with an extractor fan over, stainless steel 1.5 bowl sink and drainer with a mixer tap, integrated fridge freezer, dishwasher, and washing machine, radiator, and wood effect flooring.



WC

2'11 x 5'4 (0.89m x 1.63m)
WC with a push flush, pedestal wash basin with a mixer tap, radiator, and tiled flooring.

LANDING

6'2 x 13'1 (1.88m x 3.99m)
uPVC double glazed window, built-in cupboard, and loft access.

BEDROOM ONE

16'6 x 10'10 (5.03m x 3.30m)
uPVC double glazed window and a radiator.



EN SUITE

7'4 x 5'7 (2.24m x 1.70m)
uPVC double glazed window, enclosed shower cubicle with a sliding door and a wall-mounted shower fitting, WC with a push flush, pedestal wash basin with a mixer tap, radiator, and tile effect flooring.



BEDROOM TWO

11'11 x 9 (3.63m x 2.74m)
uPVC double glazed window and a radiator.



BEDROOM THREE

8'11 x 9'9 (2.72m x 2.97m)
uPVC double glazed window and a radiator.



BEDROOM FOUR

26'2" x 19'8" x 26'2" x 19'8" (8'6 x 8'6)
Bedroom Four
uPVC double glazed window and a radiator.



BATHROOM

8'6 x 6'2 (2.59m x 1.88m)
uPVC double glazed window, bath with a wall-mounted electric shower, pedestal wash basin with a mixer tap, WC with a push flush, radiator, part-tiled walls, and tile effect flooring.



INTEGRAL GARAGE

11'6 x 9'8 & 8'2 x 9'8 (3.51m x 2.95m & 2.49m x 2.95m)
Currently split into two parts via a partition wall with an up and over garage door and light and power.

EXTERIOR

To the front of the property is a block-paved driveway providing ample off-road parking. To the rear is an enclosed garden featuring a patio with steps leading down to a lawn.



NOTES

Tenure: Freehold
Council Tax Band: E
EPC Rating: B