

BATHROOM:
Fully tiled and fitted with a white three piece suite comprising a panel bath with electric shower over, low flush WC and wash hand basin. There is a ceramic tiled floor, obscure glazed window and chrome towel ladder radiator.

OUTSIDE:
The property is set back from the road with mature conifer boundary adding privacy. Access is provided via tall, secure double wrought iron gates, which open to a sweeping block paved wide driveway, suitable for parking a number of vehicles. There is an oversized integral garage, measuring 15ft 7in x 12ft 2in internally, that incorporates a power assisted door, hot and cold water taps, light and power sockets and wall mounted gas fired combination boiler.

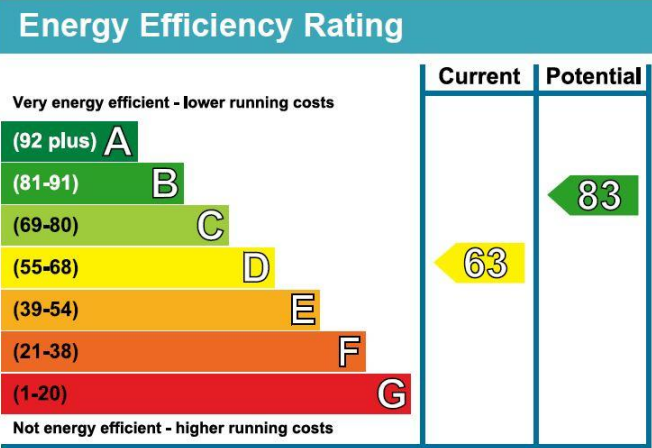
At the rear of the property, there is a decked patio with feature lighting plus low maintenance garden beyond which is majority flagged with raised shrub beds, water tap and external; lighting. From the rear access is provided to the detached annex.

ANNEX:
The detached annex would be ideal as separate office or entertaining space. It would also prove ideal for a dependant relative or teenager. The accommodation comprises:

LOUNGE AREA:
10ft 8in x 9ft 3in

BEDROOM:
10ft 6in x 7ft 7in

SHOWER ROOM:



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Property Features

- FIVE BEDROOMS
 - THREE RECEPTION ROOMS
 - CONSERVATORY
 - AMPLE PARKING
- DETACHED ANNEX
 - EN-SUITE MASTER BEDROOM
 - SEPERATE UTILITY ROOM
 - VIEWING ESSENTIAL!

Full Description

Set back from the road, this five bedroom/three reception room family home is approached from a block paved gated driveway providing ample parking.

Having been extended sympathetically, the brick built property benefits from low maintenance gardens, an oversized integral garage and additional detached annex at the rear, which could be used as office space or for a teenager or dependant relative.

Internally, there is an Edwardian style conservatory, large utility room, ground floor WC and master bedroom with en-suite. Viewing is absolutely essential to appreciate the extensive accommodation available.

GROUND FLOOR:

RECEPTION HALL:

Approached from an external entrance porch, via a UPVC door, the hall has a spindled staircase to the first floor, down lighters to the ceiling, wood laminate flooring, telephone point and radiator in housing cover.

LOUNGE

15ft 0in x 10ft 8in: This front facing reception room has a feature fireplace with conglomerate hearth and back and inset living flame gas fire. There is wood laminate flooring, television point and radiator. Double doors lead to the...

DINING ROOM

9ft 9in x 9ft 3in: Providing wood laminate flooring, radiator in housing cover, open plan aspect to the kitchen and sliding patio doors to the...

CONSERVATORY

11ft 0in x 9ft 4in: Comprising a brick base with UPVC windows, Edwardian style roof and French doors opening to the rear garden. There is wood laminate flooring, ceiling light point, television point, radiator and fitted power sockets.

KITCHEN

11ft 7in x 9ft 8in: Fitted with a range of beech wood finish units comprising an inset stainless steel sink with mixer tap and cupboard under, further base and wall mounted units,



plus area of roll edge worktop surfaces. There is an integrated stainless steel oven with four ring gas hob and extractor hood above, space and plumbing for a dishwasher, tile effect laminate flooring, rear facing window, radiator and recessed pantry cupboard beneath the stairs.

UTILITY ROOM

8ft 10in x 8ft 0in: A good sized utility room fitted with complementing beech wood finish base units and original Belfast style sink with mixer tap and cupboard under. There is a housing unit with space and plumbing for an automatic washing machine, tile effect laminate flooring, radiator, down lighters to the ceiling, plus UPVC rear access door and window.

CLOAKROOM/WC:

Half tiled and fitted with a white suite comprising a dual concealed flush WC and vanity wash hand basin with cupboard beneath. There are down lighters to the ceiling, chrome towel ladder radiator, obscure glazed window and tile effect laminate flooring.

FIRST FLOOR:

LANDING:

Having recessed linen cupboard with shelving and access, via a fold down ladder, to the boarded loft space, which includes two Velux windows.

BEDROOM ONE

12ft 2in x 10ft 6in: A front facing master bedroom with wood laminate flooring, radiator, television and telephone points, plus access to the...

EN-SUITE SHOWER ROOM:

Half tiled and fitted with a white three piece suite comprising a large shower enclosure, concealed dual flush WC and vanity wash hand basin with mixer tap and cupboard under. There is an obscure glazed window and tile effect laminate flooring.

BEDROOM TWO

12ft 2in x 10ft 9in: Having double window to the front aspect, recessed wardrobe, wood laminate flooring and radiator.

BEDROOM THREE

14ft 5in x 9ft 8in: Having double window to the rear, wood laminate flooring and radiator.

BEDROOM FOUR

12ft 1in x 7ft 2in: A rear facing bedroom with wood laminate flooring, radiator and his-and-hers bedside wall light points.

BEDROOM FIVE/STUDY

8ft 8in x 7ft 10in: Having front facing window, radiator, wood laminate flooring and a built in double shelving cupboard over the bulk head. In addition, there is a fitted dresser unit with drawers.

