

Independent

PROPERTY ESTATES



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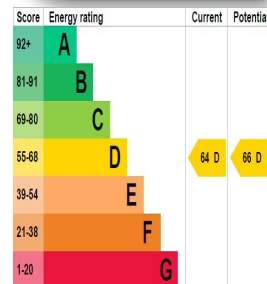
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PROPERTY ESTATES



FOR
SALE



- Stunning Detached Family Home
- Modernised / Well Presented Throughout
- Four Bedrooms & Home Office
- Three Reception Rooms Inc. Sunroom
- Luxury Fitted Kitchen, Utility Room
- Ground Floor Shower Room Suite

- First Floor Deluxe Bathroom Suite
- Gas Fired Central Heating
- Enclosed Front Garden and Driveway
- Enclosed Landscaped Garden to the Rear
- Detached Garage

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Ground Floor

Entrance Porch (6' 09" x 3' 02")

Accessed via a Wooden and Glazed Door, complete with feature Tiled Flooring.

Entrance Hall (13' 03" x 6' 04")

Accessed via a Wooden and Glazed Door with feature Stained Glass Windows. Complete with solid Wooden Flooring and Picture Rails.

Living Room (12' 05" x 12' 00")

A bright and spacious dual aspect Reception Room with a feature Box Bay Window and views over Ward Park. Complete with solid Wooden Flooring, a feature open Fire with a Wooden Mantle, a Tiled Hearth and a Brick Surround. Archway to:

Dining Area (11' 06" x 7' 05")

Rear aspect Dining Area complete with Solid Wooden Flooring, a Box Bay Window and views over the rear Garden.

Lounge (14' 02" x 10' 07")

Front aspect Reception Room with views over Ward Park. Complete with a feature Gas Fire.

Kitchen (17' 06" x 7' 10")

Luxury fitted Kitchen with a range of high- and low-level Units with corner Carousel Storage and complimentary Granite Worktops and Upstands. Comprising an integrated eye level Oven and Microwave Oven with a Warming Drawer under, a 1 & 1/2 Bowl Sink and Drainer Unit, an integrated Five Ring Gas Hob with a Splash back an Extractor Hood over and an integrated Fridge. Complete with uPVC and double-Glazed Doors providing access to the rear.

Rear Hallway (10' 02" x 3' 02")

Complete with recessed Spotlights, Solid Wooden Flooring and access to the rear via a uPVC and double-Glazed Door.

Utility Room (8' 01" x 7' 02")

Comprising a range of high- and low-level Units. Complete with Tiled Flooring and a Stainless-Steel Sink and Drainer Unit.

Shower Room (7' 10" x 7' 03")

Three-piece Suite comprising a Wash Hand Basin with a Tiled Splashback and storage under, a Low Flush W.C. and a Walk-in Rainfall Mains Shower. Complete with underfloor heating, a Chrome Heated Towel Rail, recessed Spotlights, an Extractor Fan, Tiled Flooring and part Tiled Walls.

Sunroom (14' 04" x 12' 01")

Rear aspect Reception Room with a feature Vaulted Ceiling, recessed Spotlights, Laminate Wooden Flooring and a feature Porthole style Window. Complete with access to the rear via a uPVC and double-Glazed sliding Door.



First Floor

Landing (13' 07" x 6' 04")

Bright and spacious with access to Roof space via a 'Slingsby Ladder' and access to Hot-press.

Primary Bedroom (12' 08" x 10' 08")

Front aspect double Bedroom with a Pedestal Wash Hand Basin with Storage under and stunning views over Ward Park.

Bedroom Two (12' 08" x 12' 00")

Front aspect double Bedroom complete with Laminate Wooden Flooring and stunning views over Ward Park.

Bedroom Three (12' 00" x 11' 08")

Rear aspect double Bedroom complete with Laminate Wooden Flooring and views over the rear Garden.

Bedroom Four (11' 06" x 7' 06")

Rear aspect double Bedroom with views over the rear Garden.

Home Office (7' 03" x 6' 06")

Front aspect Office with stunning views over Ward Park.

Rear Landing (5' 08" x 4' 06")

Access to Roof space.

Bathroom Suite (7' 11" x 7' 05")

Deluxe three-piece Suite comprising a Corner Mains Shower, a Bath and a Sink with a Vanity Unit under. Complete with underfloor Heating, Tiled Walls, Tiled Flooring, a Chrome Heated Towel Rail, recessed Spotlights and an Extractor Fan.

W.C. (4' 06" x 2' 08")

Two-piece Suite comprising a Low Flush W.C. and a Wash Hand Basin. Complete with part Tiled Walls, part Wood Panel Walls, Tiled Flooring and a Wood Panel Ceiling.

