

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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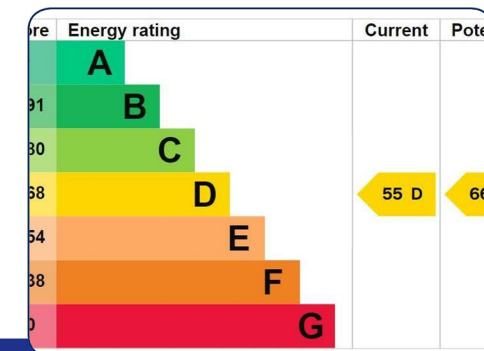
£300,000

**FOR SALE**

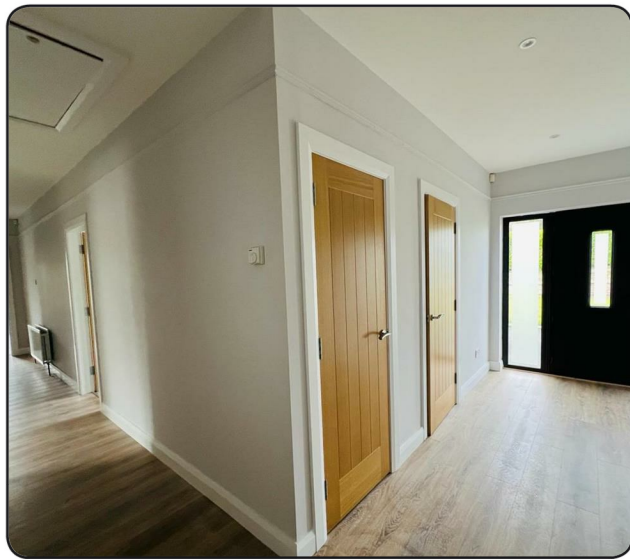
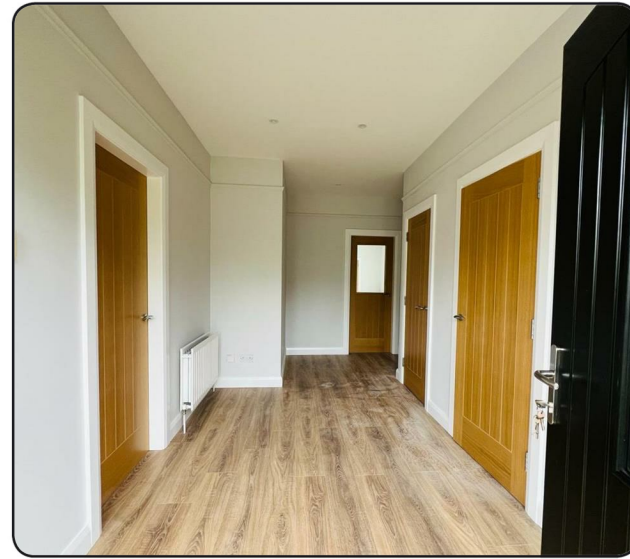
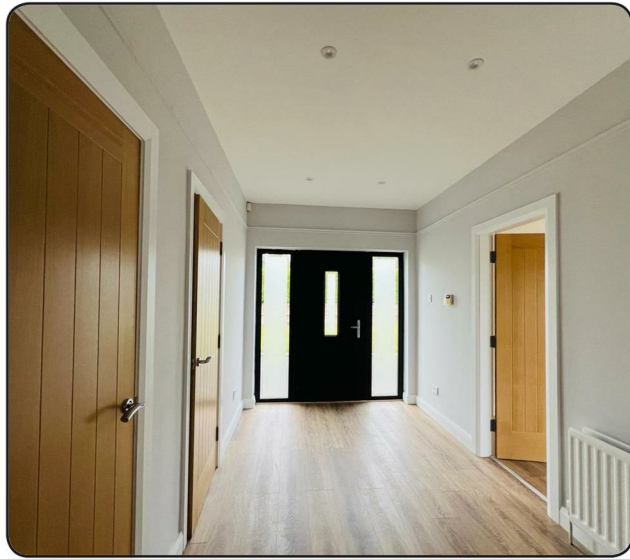


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- DETACHED SPLIT LEVEL HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- OAK INTERNAL DOORS
- RECENTLY REFURBISHED
- SECURITY SYSTEM
- GARAGE
- EPC RATING - D



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## ACCOMMODATION

### HALLWAY

Having airing cupboard, cloaks cupboard, recessed lighting, laminated wooden floor.

### LOUNGE

25' x 13'5" (7.62m x 4.09m)

Having multi fuel stove sey on garnite hearth with brock surround, recessed lighting, laminated wooden floor, dual aspect, double doors leading to Kitchen.

### KITCHEN / DINING AREA

23'10" x 19'3" (7.26m x 5.87m)

Having range of eye and low level units, single drainer stainless steel sink unit with mixer taps, centre island, hob, oven, extractor hood, space for American style fridge / freezer, integrated dishwasher, ample dining space, tiled floor, French doors leading to decked patio area, sliding patio doors to side.

### UTILITY ROOM

15' x 6'5" (4.57m x 1.96m)

Having low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, tiled floor.

### GUEST WHB & WC

Having tiled floor.

### BEDROOM 4/FAMILY ROOM

19'3" x 14'6" (5.87m x 4.42m)

Having recessed lighting and laminated wooden floor.

### MASTER BEDROOM

14'10" x 12'4" (4.52m x 3.76m)

Having walk in dressing room.

### EN-SUITE

Comprising walk in shower, whb set in vanity unit, wc, chrome radiator, fully tiled walls and floor.

### BEDROOM 2

12'7" x 10'3" (3.84m x 3.12m)

### BEDROOM 3

12'8" x 9'8" (3.86m x 2.95m)

### BATHROOM

Comprising bath, walk in shower, whb set in vanity unit, wc, fully tiled walls and floor.

### GARAGE

19'3" x 14'6" (5.87m x 4.42m)

Having roller door, light and power points.

### EXTERIOR FEATURES

Neat lawn to front. Extensive side lawn bordered by hedging and fence.

Decked patio area.

Tarmac driveway with pillars and double entrance gates.

### ESTIMATED ANNUAL RATES

£1793.16 (APRIL 2024)

