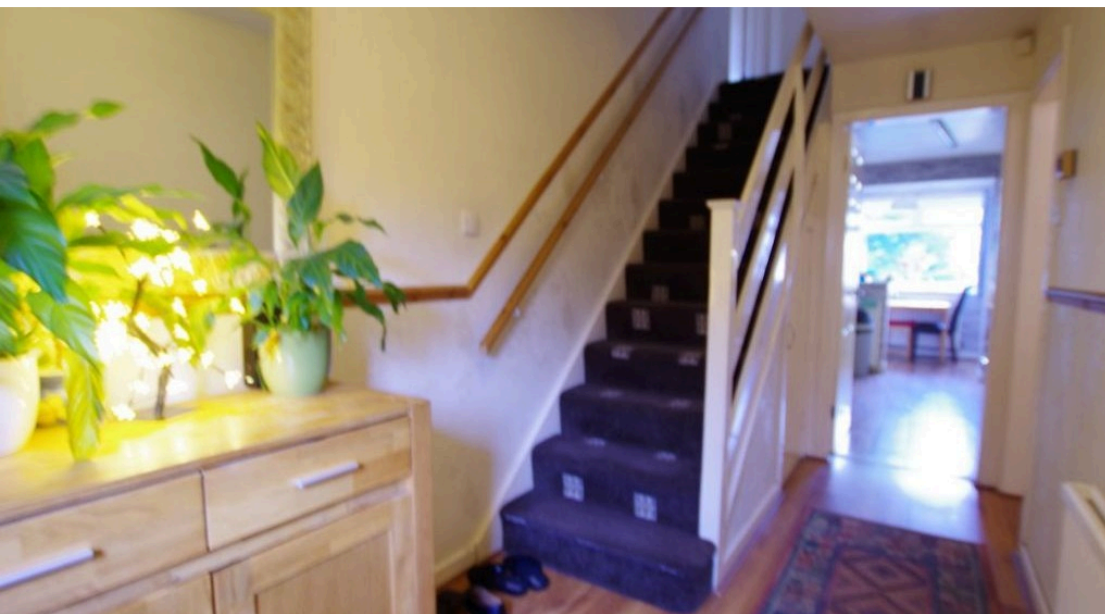




 **4**  
Bedrooms

 **2**  
Bathrooms





Inj a Quiet Cul de Sac . Four bed Detached

## 4 BEDROOM EXTENDED DETACHED HOUSE

### AGENT'S NOTE:

Full UPVC double glazing and gas central heating. Comes with a CCTV system and a burglar alarm.

Lovely condition and ready to move straight it.

Will make a lovely home for a large or growing family.

### DESCRIPTION:

#### GROUND FLOOR -

#### ENTRANCE HALL: 14ft x 5.9ft

Laminate flooring. C.H. radiator. Fitted burglar alarm.

#### OPEN PLAN RECEPTION ROOM AND DINING: 26.8ft x 11.5ft (narrowing to 8.5ft in the dining area)

Long spacious room with a large panoramic bay window allowing in plenty of natural light. Feature fireplace with gas fire. Two CH radiators.

#### REAR LOUNGE: 13.1ft x 8ft

Neutral decor. Wall mounted gas heater. Door leading into garage. Patio doors at rear opening up into rear garden.

#### KITCHEN WITH SECOND DINING AREA: 17.7ft x 8.8ft

Fully fitted kitchen with wall and base units in off-white. Contrasting worktops in black. Tiled splash back. Fitted hob and oven with extractor hood above. Large two

bowl stainless steel sink with mixer tap. Premium quality laminate flooring. Two CH radiators. Door leading out to rear garden. And a separate door leading to rear lounge.

## FIRST FLOOR -

### MASTER BEDROOM WITH EN-SUITE: 17.3ft x 8ft

Nicely decorated. CH radiator. Loft hatch.

### EN-SUITE: 8.2ft x 6.1ft

Three piece suite in white. Large Walk-in shower cubicle with a plumbed monsoon shower fitting. Low level flush WC and a basin with vanity unit. Fully tiled walls and floor. Extractor fan. Stainless steel CH radiator.

### BEDROOM TWO: 12.3ft x 10.2ft

Neutral decor with laminate flooring. Fitted wardrobes. CH radiator.

### BEDROOM THREE: 12.7ft x 9.5ft

Rear facing with open and distant views. Neutral decor. CH radiator.

### BEDROOM FOUR: 9.1ft x 7.2ft

Single bedroom. Neutral decor. CH radiator.

### BATHROOM: 7.8ft x 6.4ft

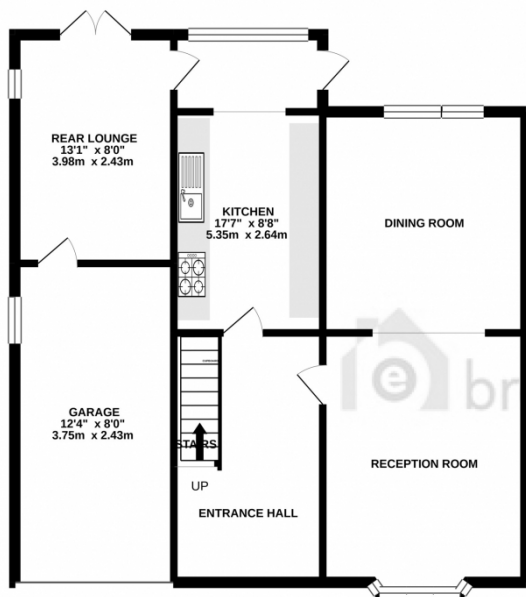
Three piece suite in white with shower attachment over bath. Fully tiled walls. Laminate flooring. CH radiator.

## EXTERNAL:

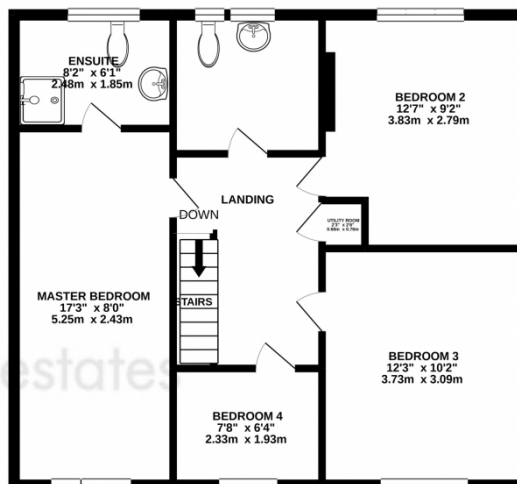
To the front there is a driveway leading to a integrated garage. Laid to lawn area with trees and shrubs.

Paved rear garden. Low maintenance but nicely presented.

GROUND FLOOR  
716 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 1364 sq.ft. (126.7 sq.m.) approx.

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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