



 **4**  
Bedrooms

 **1**  
Bathroom





\*\*\*Guide Price £450,000 to £475,000\*\*\* A large FOUR BEDROOM DETACHED centrally heated and double glazed property with UPSTAIRS BATHROOM, DOWNSTAIRS W.C., TWO SEPARATE RECEPTION ROOMS, LARGE BREAKFAST KITCHEN, utility room, wide garage (2.47m) GIVING SCOPE FOR EXTENDING (subject to permissions), rear garden and substantial off road parking to the front.

GROUND FLOOR ACCOMMODATION

**Entrance Porch** 2.90m x 0.96m (9.51ft x 3.15ft)

**Square Style Hallway** 3.79m Max x 3.45m Max (12.43ft Max x 11.32ft Max)

**Front Reception Room** 4.58m Into Bay x 4.24m Max (15.03ft Into Bay x 13.91ft Max)

**Rear Reception Room** 4.53m Into Bay x 4.02m (14.86ft Into Bay x 13.19ft)

**Breakfast Kitchen** 5.44m x 3.32m Max (17.85ft x 10.89ft Max)

**Utility Room** 2.71m Max x 2.40m Max (8.89ft Max x 7.87ft Max)

**Downstairs W.C.** 1.32m x 0.88m (4.33ft x 2.89ft)

**Garage** 6.09m x 2.63m Max (19.98ft x 8.63ft Max)

FIRST FLOOR ACCOMMODATION

**First Floor Landing**

**Master Bedroom** 4.70m Into Bay x 4.25m (15.42ft Into Bay x 13.94ft)

**Bedroom Two** 4.67m Into Bay x 4.01m Max (15.32ft Into Bay x 13.16ft Max)

**Bedroom Three** 3.45m x 2.86m Max (11.32ft x 9.38ft Max)

**Bedroom Four** 3.19m Max x 2.78m Max (10.47ft Max x 9.12ft Max)

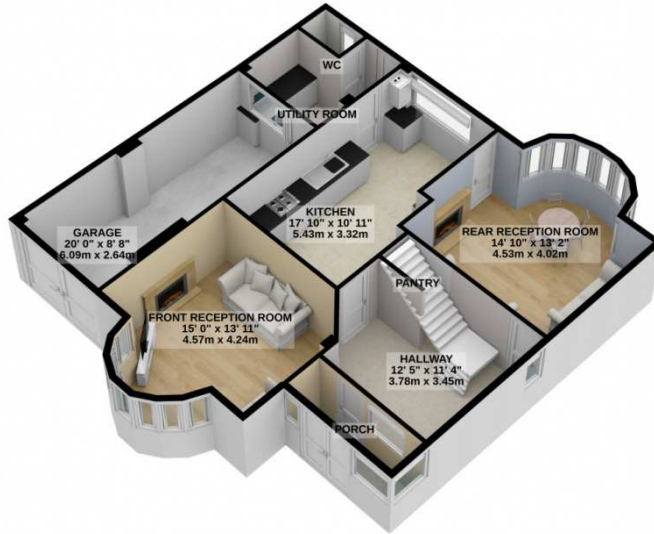
**Bathroom** 2.09m Max x 2.06m Max (6.86ft Max x 6.76ft Max)

**OUTSIDE**

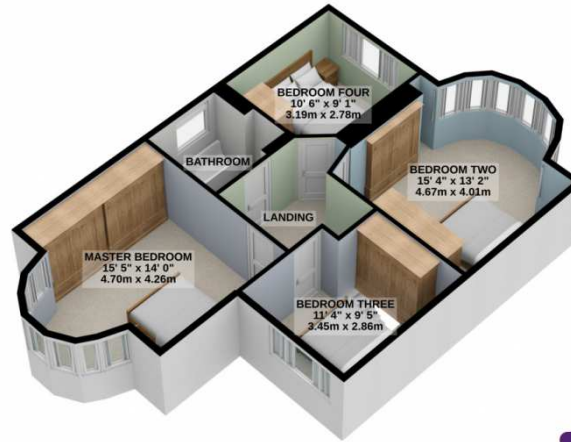
**Rear Garden**

**Off Road Parking To The Front**

GROUND FLOOR  
 936 sq.ft. (86.9 sq.m.) approx.



1ST FLOOR  
 675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 1610 sq.ft. (149.6 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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