

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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An attractive four bedroom detached family home benefiting from a separate upstairs study. The property is well situated in a village location backing onto a playing field, in catchment for local schooling and plenty of off road parking. The accommodation fully comprises: A good sized entrance porch with useful space for coats and shoes, a large entrance hall/dining/entertaining room, inner hallway, cloakroom, sitting room with French doors leading to the rear garden, kitchen with utility area, conservatory, first floor landing, bedroom one and two both with ensuites, two further bedrooms, study and a spacious family bathroom. The garage can be accessed from the house and has been converted into two parts but still remains a good size garage. To the outside there is a gravel driveway providing off road parking for 3-4 cars, gated access either side of the property and a good sized garden to the rear backing onto a playing field. EPC rating D.



Entrance

Door to:

Entrance Porch

A range of built in shelving, door to:

Large Entrance Hall/Dining Room *14' 5" X 10' 4" (4.40m X 3.16m)*

14'5" x 10'4" (4.40m x 3.16m)

Upvc double glazed window to front aspect, radiator, coving to ceiling, open through to:

Inner Hallway

Coving to ceiling, stairs rising to first floor.

Cloakroom

White suite of low level W/C, wash hand basin, tiling to water sensitive areas, coving to ceiling.

Sitting Room *16' 8" X 9' 3" (5.09m X 2.84m)*

16'8" x 9'3" (5.09m x 2.84m)

Upvc double glazed 'French' patio doors leading to rear garden, radiator, coving to ceiling.

Kitchen *19' 2" X 14' 4" (5.85m X 4.38m)*

19'2" x 14'4" (5.85m max x 4.38m max)

(Measurements include Utility Area)

A range of base and eye level units, one and a quarter stainless steel sink unit with mixer tap, cupboard under, work tops over, tiling to water sensitive areas, space for dishwasher, integrated fridge/freezer, space for range cooker, extractor hood over, cupboard housing 'Worcester' boiler supplying both domestic hot water and gas to radiator central heating, down lighters, coving to ceiling, radiator, Upvc double glazed window to side aspect, window to rear aspect, open through to:

Utility Area

A range of units, stainless steel sink unit with mixer tap, cupboard under, work tops over, space and plumbing for automatic washing machine, space for tumble dryer, coving to ceiling, down lighters, door to:

Conservatory *12' 4" X 9' 7" (3.77m X 2.93m)*

12' 4" x 9' 7" (3.77m x 2.93m) Double glazed conservatory, power and light connected, underfloor heating.

First Floor Landing

Upvc double glazed window to rear aspect, radiator, coving to ceiling, cupboard housing hot water tank with linen shelving as fitted.

Bedroom One *15' 10" X 9' 3" (4.84m X 2.84m)*

15' 10" x 9' 3" (4.84m max x 2.84m max)Upvc double glazed window to front aspect, coving to ceiling, radiator.

En-suite

Fully tiled walk in shower, white suite of low level W/C, wash hand basin with mixer tap and cupboard under, tiling to water sensitive areas, radiator, down lighters, coving to ceiling.

Bedroom Two *13' 4" X 9' 3" (4.08m X 2.84m)*

13' 5" x 9' 4" (4.08m x 2.84m)Upvc double glazed window to rear aspect, coving to ceiling, radiator.

En-suite

Fully tiled walk in shower, white suite of low level W/C, pedestal wash hand basin with mixer tap, tiling to water sensitive areas, extractor fan, down lighters, Upvc double glazed window to side aspect, radiator, coving to ceiling.

Bedroom Three *10' 5" X 10' 4" (3.18m X 3.17m)*

10' 5" x 10' 4" (3.18m max x 3.17m max)Upvc double glazed window to front aspect, coving to ceiling, radiator.

Bedroom Four *9' 8" X 8' 1" (2.95m X 2.48m)*

9' 8" x 8' 1" (2.95m x 2.48m)Upvc double glazed window to rear aspect, coving to ceiling, radiator.

Study *5' 7" X 4' 9" (1.70m X 1.45m)*

5' 7" x 4' 9" (1.70m x 1.45m)Upvc Double glazed window to front aspect.

Family Bathroom

White suite of panel bath with mixer tap and shower over, low level W/C, wash hand basin with mixer tap, cupboard with linen shelving as fitted, down lighters, coving to ceiling, window to side aspect.

Outside

Front Aspect

Low maintenance gravel driveway with parking for 3/4 cars, outside light, gated side access either side of property.

Rear Garden

A good sized rear garden backing on to a playing field, laid mainly to lawn with patio area and a range of flower and shrub beds and vegetable patch, gate to the rear.

Store

Accessed via the property, power and light connected, door to:

Garage (Part converted)

Store: Approx. 2.72m x 2.02m Accessed via the property, power and light connected, door to: Remaining Garage: Approx. 4.06m x 2.75m Up and over door, light connected, door to side.

Please Note

All mains services connected.

EPC Rating : D

Council Tax Band : F

Mortgage Advice

If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.

N.B.

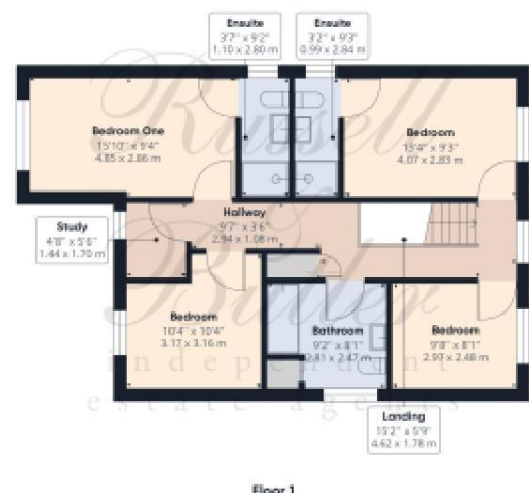
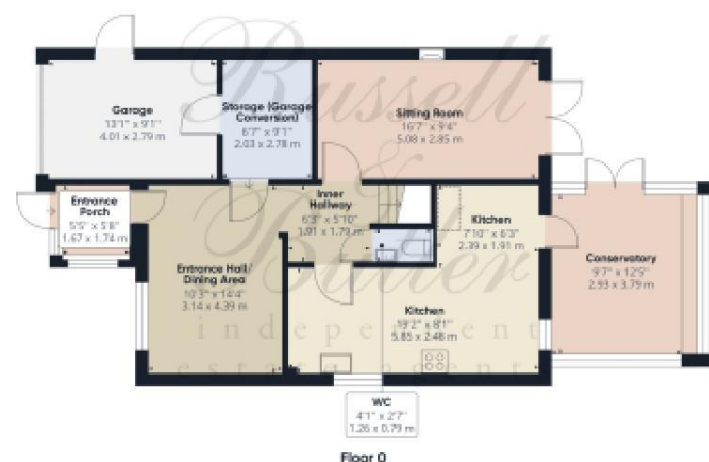
Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on. For more accurate measurements, please see full property brochure when the measurements are both shown in imperial and metric.





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Approximate total area⁽¹⁾
1661.63 ft²
154.37 m²

Reduced headroom
5.78 ft²
0.54 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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All measurements are within 3 inches. Russell & Butler have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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