



Measurements

Living Room	14' 1" x 12' 6" (4.29m x 3.81m) max
Kitchen/Dining Room	26' 3" x 8' 0" (7.99m x 2.44m)
Family Room	9' 8" x 8' 9" (2.94m x 2.66m)
Main Bedroom	11' 3" x 10' 7" (3.43m x 3.22m)
En Suite	8' 1" x 5' 3" (2.46m x 1.60m)
Bedroom Two	13' 1" x 7' 10" (3.98m x 2.39m)
Bedroom Three	10' 8" x 7' 10" (3.25m x 2.39m)
Bedroom Four	8' 8" x 7' 4" (2.64m x 2.23m)
Bathroom	8' 11" x 7' 2" (2.72m x 2.18m)
Garage	15' 6" x 8' 5" (4.72m x 2.56m)



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“An Interior and Proportions to Impress!”



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With an extended kitchen/dining/family room, a modernised interior throughout and situated in a sought-after location, this four bedroom detached property would make a fantastic family home!

Property Highlights

- After undergoing extensive modernisation, the property benefits from a rear extension with bi-folding doors, a new kitchen and en suite, new flooring and carpets, a landscaped rear garden, a contemporary front and garage door and is in excellent decorative order throughout.
- Popular residential location within walking distance of the sought-after Meadowdale Academy, the train station and town centre. The property also benefits from being within close proximity of other local amenities such as the petrol station, gym, and offers easy access to the A6 and A14.
- Entrance is gained through the composite front door with frosted side light window into the entrance hall with herringbone LVT flooring, access to the WC and internal oak veneered doors.
- Guest WC with continued LVT flooring and comprising a two piece suite to include a low level WC and a vanity enclosed wash hand basin.
- Stunning, open plan kitchen/dining/family room offering a fantastic entertaining space after being beautifully extended to the rear elevation with bi-folding doors, vaulted ceilings and Velux windows. The gorgeous space has been finished with herringbone, LVT flooring throughout, LED spotlights and boast a dual aspect flooding the room with natural light.
- The kitchen has been recently fitted with a range of high gloss eye and base level units, a Quartz worktop with upstand, an inset one and a half bowl sink with boiling hot water tap, a double oven and a four ring electric hob with extractor over, an integrated fridge/freezer, dishwasher, and washing machine. The kitchen also benefits from a breakfast bar and the dining section benefits from ample space for a large dining table and chairs.
- The family room has been extended on from the kitchen/diner, open plan with space for a sofa, vaulted ceilings with Velux windows and bi fold doors out to the garden.
- Well-proportioned living room, desirably situated to the rear elevation overlooking the garden with a bay window. The fantastic space has been finished to a high standard with a modern electric feature fireplace and a decorative feature wall. First floor landing with access to the loft hatch benefitting from part boarding, four bedrooms and a bathroom.
- Four good sized bedrooms, three of which benefit from being double in size, with the main and second bedroom offering fitted wardrobes.
- Impressive main bedroom with a host of fitted wardrobes and an en suite shower room which has been recently modernised to a high standard. The en suite incorporates a heated towel rail and a three piece suite to include a double width shower enclosure with a contemporary black finish, a pedestal wash hand basin and a low level WC.
- Family bathroom with access to the airing cupboard, a chrome heated towel rail and a four piece suite. The four piece includes a panel enclosed bath with shower attachment, a fully tiled and enclosed shower cubicle, a low level WC and a pedestal wash hand basin.



Outside

The property boasts a neat frontage after being professionally landscaped with a block paved driveway providing off road parking for two cars and a timber enclosed raised bed. A contemporary front door with attractive store porch provides access into the property, an electric roller door into the garage and there is a side gate that leads into the garden. The rear garden has been finished to a high standard after being professionally landscaped with a contemporary paved patio area ideal for seating and a main lawn with raised flower bed. To the rear of the garden is a further patio area enclosed by timber sleepers; perfect for entertaining.