





**Offers in Excess of
£725,000**

Standing on an extremely large south westerly facing plot this tastefully extended three bedroom semi detached family home has been refurbished throughout and now provides two reception rooms, re fitted kitchen, family bathroom and en suite shower room. The property also provides parking for numerous vehicles which leads to a large garage and workshop and to the end of the garden is a further range of timber outbuildings.

Property Description

ENTRANCE

Door to entrance porch.

ENTRANCE PORCH

Glazed door to entrance hall, underfloor heating.

ENTRANCE HALL

Stairs to first floor, opening to lounge, understairs storage cupboard.

LOUNGE

Double glazed double doors to rear aspects. Feature fireplace with wood burning stove, TV aerial point, radiator.

DINING ROOM

Double glazed window to front aspect. Opening to kitchen.

KITCHEN

Double glazed window to rear and double glazed door to side aspect. Re fitted with a range of wall mounted and floor standing units with work surfaces over, butler sink with mixer tap, built in Bosch oven and induction hob with extractor fan over, Lamona integrated dishwasher, washing machine fridge and freezer, radiator.

LANDING

Double glazed window to front aspect. Radiator, access to part boarded loft space with lighting via extending ladder, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to rear aspect. Radiator. built in wardrobes, sliding door to en-suite, TV aerial points.

EN-SUITE

Tiled shower cubicle, low level w.c., wash hand basin, heated towel rail.

BEDROOM TWO

Double glazed windows to front and rear aspects. Radiator, TV aerial points.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

BATHROOM

Frosted double glazed window to rear aspect. Panelled bath with shower over, low level w.c., wash hand basin, heated towel rail, underfloor heating.

OUTSIDE

FRONT GARDEN

Shingled garden with driveway parking leading to the electric remote-controlled Garolla roller door which in turn leads to the covered parking area, workshop and garden beyond.

REAR GARDEN

An extremely large south westerly facing garden which is mainly laid to lawn with driveway providing parking for several vehicles leading to the garage & workshop. Outside lighting and garden WC , at the end of the garden there are a further range of timber storage sheds providing useful storage.

GARAGE/WORKSHOP

A tremendous size workshop with roller door to front and personal door to side, power and lighting.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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