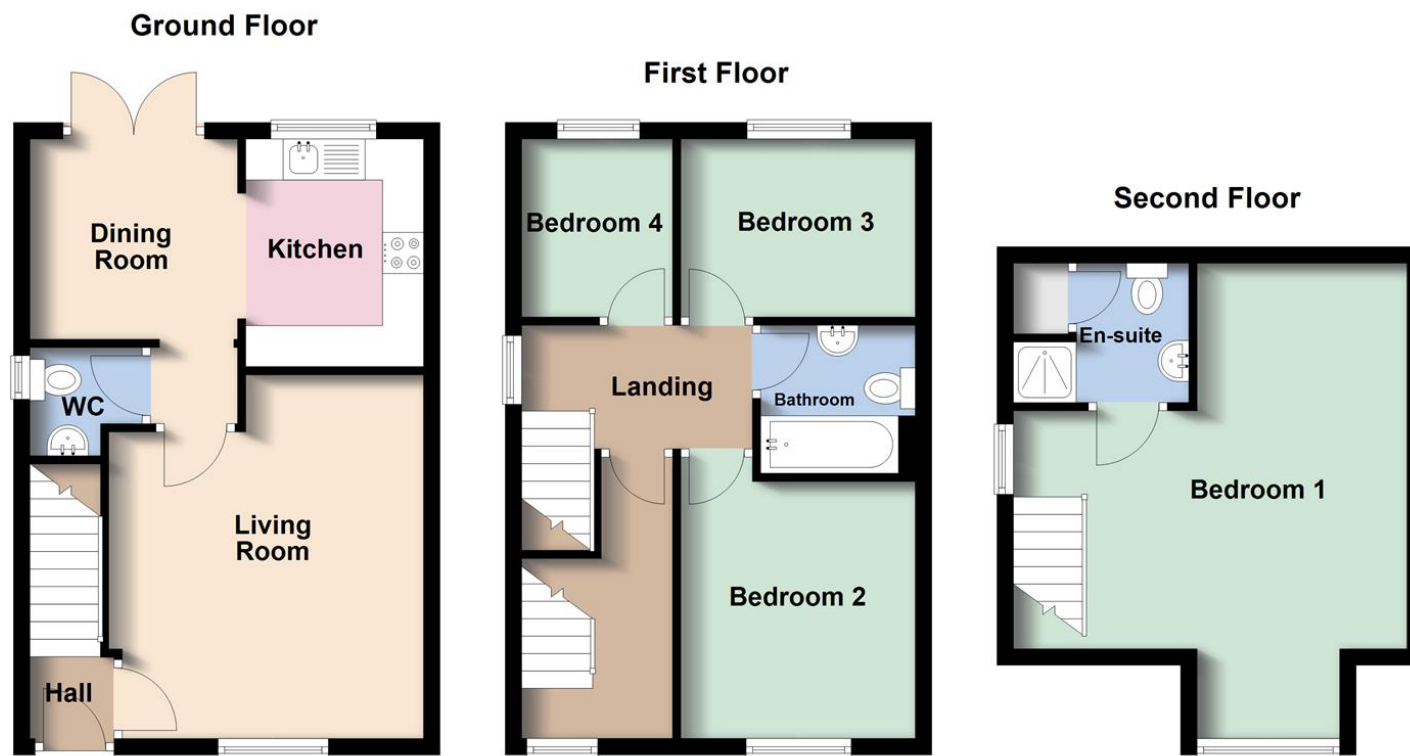




All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Hallway

Composite door, radiator, and stairs to the first floor.

Living Room

4.45m x 3.86m (14'7 x 12'8)
uPVC double glazed window, electric fire, two radiators, and wood effect flooring.

Dining Area

2.49m x 2.64m (8'2 x 8'8)
uPVC double glazed double doors, radiator, tile effect flooring, and open to the kitchen.

Kitchen

2.77m x 2.06m (9'1" x 6'9")
uPVC double glazed window, fitted wall and base units, four ring gas hob with integral oven, stainless steel one and a half bowl sink and drainer with mixer tap, plumbing for a washing machine and dishwasher, gas central heating boiler, and tile effect fl

WC

uPVC double glazed window, WC with push flush, pedestal wash basin with mixer tap, radiator, and tiled flooring.

First Floor Landing

Two uPVC double glazed windows, two radiators, and door and stairs to the second floor.

Bedroom Two

3.12m x 2.87m (10'3" x 9'5")
uPVC double glazed window, TV point and a radiator.

Bedroom Three

2.18m x 2.84m (7'2 x 9'4)
uPVC double glazed window and a radiator.

Bedroom Four

2.26m x 1.88m (7'5 x 6'2)
uPVC double glazed window and a radiator.

Bathroom

1.91m x 1.88m (6'3 x 6'2)
Panelled bath with mixer tap over, WC with push flush, pedestal wash basin with mixer tap, radiator, part tiled walls, and Karndean tiled effect flooring.

Bedroom One

5.82m x 4.83m (19'1 x 15'10)
Two uPVC double glazed windows, fitted wardrobes, TV point, loft access and two radiators.

En Suite

1.68m x 2.16m (5'6 x 7'1)
Enclosed shower cubicle with wall mounted shower fitment, WC with push flush, pedestal wash basin with mixer tap, built in cupboard housing the water tank, part tiled walls, and Karndean tiled effect flooring.

This well presented FOUR BEDROOM SEMI DETACHED home is situated in a cul de sac within a popular development, with STUNNING FAR REACHING VIEWS to the rear overlooking Long Hill. SET OVER THREE FLOORS, the spacious accommodation includes an entrance hall, living room, WC, and an open plan dining room and fitted kitchen. To the first floor are three good sized bedrooms and a family bathroom, with the main principal bedroom and en suite occupying the second floor. Externally, there is a driveway providing OFF ROAD PARKING for two vehicles, and a good sized rear garden.

