



- Luxury Detached Property
- Reargarden Not Overlooked
- Four Bedrooms
- Lounge
- Dining Room
- Study
- Fitted Kitchen
- Two En Suites

A new build, in a highly sought after area, gas fired central heating, double glazing, briefly comprising: entrance hall, lounge, dining room, study, fitted kitchen, four bedrooms, one with en-suite, family bathroom, garage.

#### **ENTRANCE HALL**

With stairs to first floor and radiator.

#### **CLOAKROOM AND SHOWER ROOM**

With pedestal wash hand basin, w.c and enclosed shower cubicle.

#### **LOUNGE**

4.65m(15'3") x 4.31m(14'2")

With double glazed patio doors over looking the rear garden, radiator, tv and telephone points.

#### **DINING ROOM**

4.73m to the Bay narrowing to 3.95m x 3.31m With radiator, double glazed window and telephone and tv point.

#### **FITTED KITCHEN**

4.65m(15'3") x 3.45m(11'4")

A range of white fitted units with classic black work surfaces. A selection of integrated appliances, including electric double oven and stainless steel extractor hood, with a five burner gas hob. Integrated dishwasher.

**UTILITY ROOM**

4.09m(13'5") x 2.28m(7'6")

With integrated washer/dryer and tiled walls and floor, double glazed door.

**STUDY**

4.46m(14'8") x 2.91m(9'7")

With two double glazed windows, radiator Tv and telephone point.

**FIRST FLOOR**

Approach from a central landing are four bedrooms as follows:

**BEDROOM 1**

4.67m(15'4") x 4.72m(15'6")

With radiator, double glazed window, tv and telephone point.

**EN-SUITE BATHROOM**

With bath, pedestal wash hand basin, w.c, tiled walls and flooring and radiator.

**BEDROOM 2**

3.09m(10'2") x 3.78m(12'5")

With radiator, double glazed window and television and telephone point with en-suite shower room

**EN SUITE SHOWER ROOM**

With enclosed shower cubicle, w.c and wash hand basin and radiator.

**BEDROOM 3**

3.96m(13'0") x 3.29m(10'10")

With radiator, double glazed window, television and telephone point.

**BEDROOM 4**

4.47m(14'8") x 2.91m(9'7")

With radiator, double glazed window, television and telephone point.

**FAMILY BATHROOM**

With w.c, pedestal wash hand basin, bath with shower over and radiator.

**GARDEN**

Rear Garden which is not overlooked.

**SINGLE GARAGE**

4.76m(15'7") x 2.59m(8'6")

With electric up and over doors. We understand that planning permission has been applied for an additional garage. This may/may not be granted and confirmation will be

supplied at a later date.

**NOTE**

Planning permission has been applied for to create a double garage and a fifth bedroom with ensuite, further information can be available from the builder.

**SPECIAL NOTE**

The property is currently under construction and the developers reserve the right to change and improve the specification

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.