









Situated on a peaceful residential crescent, and within catchment for several popular local schools, is this wonderfully extended **FOUR BEDROOM** semi-detached family home.

**Offers Over: £875,000**

The property is entered by a large bright hallway and provides access to all rooms that include; a separate bay fronted living room, a guest cloakroom and a well designed open plan living space to incorporate the kitchen, with a range of fitted units and appliances, the dining room, as well as a snug area all benefiting from bi-fold doors leading out to the homes beautiful garden.

On the first floor, there are three good sized bedrooms and a family bathroom suite. The second floor comprises of a wonderful fourth bedroom, complete with an ensuite shower room and provides vast storage in the eaves.

Externally, there is a lovely garden that is mainly laid to lawn which also have the added benefit of a garden room, currently used as a home office and gym. To the front, there is off street parking for at least two cars.









Entrance Hall

Living Room 5.03m x 3.47m (16'6" x 11'5").

Kitchen/Dining Room 6.42m x 6.38m (20'6" x 20'11").

Cloakroom

Bedroom 1 3.87m x 3.25m (12'8" x 10'8").

Bedroom 2 3.25m x 3.23m (10'8" x 7'4").

Bedroom 3 1.86m x 1.59m (6'1" x 6'2").

Bathroom

Bedroom 4 5.29m x 3.56m (17'4" x 11'8").

Ensuite Shower room

Garden

Garden Room 3.64m x 2.33m (11'11" x 7'8").











#### PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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