





ENTRANCE HALL

An especially light entrance hall to welcome you into Alderney Avenue. Stairs leading to the first-floor landing. Doors to the WC, kitchen and lounge. Very useful under stairs storage cupboard. High quality wood effect laminate flooring. Useful storage space open under the stairs.

LIVING ROOM

10' 7" x 14' 3" (3.23m x 4.34m) Cosy, warm and bright living room. Window to the front aspect with shutter blinds.

KITCHEN/DINING ROOM

17' 6" x 11' 00" (5.33m x 3.35m) The kitchen is beautifully fitted and extremely well presented being only three years old. It comprises a range of floor and wall mounted units with cupboard and drawers with white gloss doors and a roll top work surface above. There is a fitted oven with gas hob plus extractor fan above, built in fridge freezer, dishwasher and a one and a half sink with drainer unit. Window looking over the garden behind the sink. The dining section is a further very spacious area with double doors opening into the garden. Wood effect laminate flooring.

WC

The cloakroom is made up by a low level WC and pedestal wash hand basin with tiled splashback. Wood effect laminate flooring.

UTILITY ROOM

Floor and wall mounted units with worktop space above there is plumbing for washing machine. Wood effect laminate flooring.

LANDING

Bright first floor landing with doors leading to bedrooms two, three, four and the bathroom.

STUDY AREA

Separate area at the end of the landing which would be ideally suited for a study.



MASTER BEDROOM

17' 7" x 20' 10" (5.36m x 6.35m) The master bedroom suite is simply outstanding. A very impressive jaw dropping vaulted ceiling is the feature of the room closely followed up by the space this room has to offer! Very light room with a dormer window to the front and a skylight to the rear. Large built in storage cupboard and an area ideal for hanging space, currently being utilised as a walk in wardrobe! Spotlights and uplighters surround the room.

ENSUITE

The en-suite comprises a low level WC, pedestal wash hand basin with tiled splashback and a large double shower cubicle with tiled walls and glass sliding doors. Skylight to the rear and wood effect laminate flooring.

BEDROOM TWO

8' 9" x 13' 6" (2.67m x 4.11m) The second bedroom is a very spacious double bedroom. Window to the rear aspect looking over the garden.

BEDROOM THREE

9' 3" x 10' 00" (2.82m x 3.05m) The third bedroom is a further light double bedroom. Window to the front aspect with shutter blinds.

BEDROOM FOUR

8' 8" x 10' 5" (2.64m x 3.18m) Bedroom four benefits from being a fourth double bedroom. Window to the rear aspect over the garden.

FAMILY BATHROOM

The family bathroom is very well fitted, comprising a bath with half tiled walls, low level WC and a pedestal hand basin with tiled splashback. Large useful fitted storage cupboard and a wall mounted mirror. Wood effect laminate flooring.



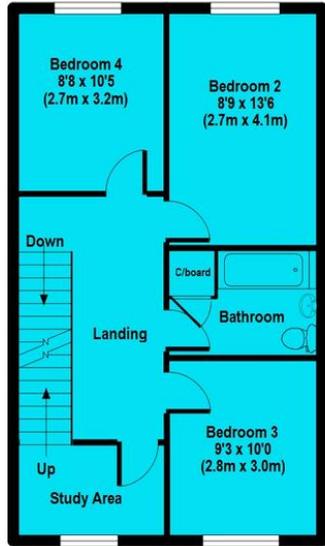
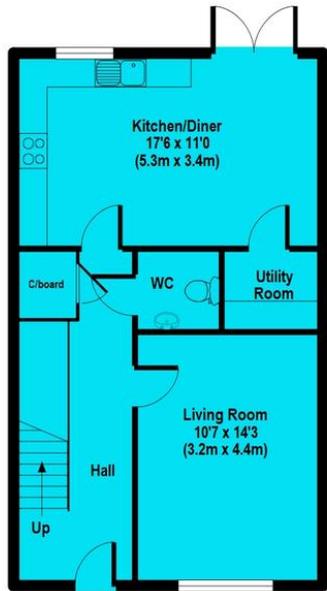
GARDEN

Great size landscaped rear garden. Beautiful patio area ideal for a summer BBQ! Steps down to the lawn area with raised beds to the borders. Large useful shed for storage. Side gate for access to the carport and front of property.

CARPORT

Covered carport to the side of the property provides very useful parking for TWO cars off road.





APPROX GROSS INTERNAL FLOOR AREA: 1396.81 sq. ft / 129.81 sq. m

Alderney Avenue

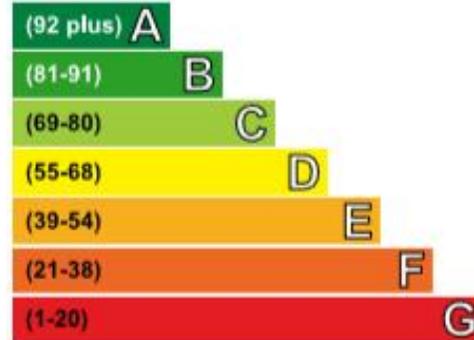
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Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
85	92