

David Doyle

 **MAYFAIR**
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Offers Over £500,000 Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	62
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Spacious and well presented 4 bedroom semi detached family home with large extended living accommodation and highly sought after residential situation. 2 refitted bathrooms. Spacious lounge/dining room. Family room. Fitted kitchen. Utility room. Double glazing. Gas heating to radiators. Garage. Attractive corner plot gardens.

STORM PORCH

With outside light and panelled double glazed front door with decorative leaded light features to:-

ENTRANCE HALL

Of good size and part of which is currently being used as a STUDY AREA. Radiator with decorative cover. Return staircase to first floor

LOUNGE/DINING ROOM

4 double glazed windows. Feature fireplace with wooden mantle, tiled hearth and fitted coals burning real flame effect gas fire. 2 radiators with decorative covers.

FAMILY ROOM

Double glazed patio doors opening to patio and rear garden. Radiator. Wide plank wood strip flooring.

KITCHEN

Attractively fitted with a single bowl single drainer sink unit with mixer tap and an extensive range of matching wall and floor mounted `light oak` fronted units comprising both cupboards and drawers and with the benefit of concealed lighting and matching cornices, pelmets and plinths. Matching decoratively glazed display cupboards. Spice drawers, extractor hood canopy and decorative display areas. Colour co-ordinated roll top work surfaces and part tiled walls. Integrated hob with concealed extractor hood over. Integrated double oven and grill. Integrated fridge and dishwasher with matching fronts. Recessed ceiling lighting.

UTILITY ROOM

Space and plumbing for automatic washing machine and condenser dryer. Radiator. Fitted cupboard. Tiled walls and floor. Double glazed window.

BATHROOM

White suite with period style fittings and comprising roll top bath with claw feet and ornate mixer tap and shower attachment, pedestal wash hand basin and low level WC. Matching heated towel rail. Colour co-ordinated wall tiling with decorative border tiles. Tiled floor. Recessed ceiling lighting. Coving. Double glazed window.

FIRST FLOOR

LANDING

Full height double glazed picture window. Shelved linen cupboard. Access to loft space.

MASTER BEDROOM

2 double glazed windows. Radiator. Double width fitted wardrobe.

BEDROOM 2.

Double glazed window. Radiator. Range of matching fitted bedroom furniture including fitted wardrobes, overhead cupboards and dressing table unit.

BEDROOM 3.

Double glazed window. Radiator. Range of matching fitted bedroom furniture including fitted wardrobes and overhead cupboards.

BEDROOM 4.

2 double glazed windows. Radiator.

BATHROOM

Refitted in white with chrome fittings and comprising panelled bath with fitted shower unit over and fitted shower rail, vanity unit with inset wash hand basin with matching cupboards under.

Colour co-ordinated wall tiles with decorative feature tiles and integrated mirror. Tiled floor. Radiator. Recessed ceiling lighting. Double glazed window.

CLOAKROOM

Low level WC. Radiator. Tiled floor. Double glazed window.

OUTSIDE

GARAGE

Situated towards the garden`s end.

DRIVEWAY

Providing further off road parking facilities.

CORNER PLOT GARDENS

Pleasantly arranged and sweeping around the property to the side the gardens are mainly laid to lawn with variegated and established herbaceous borders. Brick blocked paved patio. The gardens` are pleasantly screened by hedging to the property`s front and side curtilages. Gated rear access.

EPC-E

H11920 - See floor plan for measurements

David
Doyle

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Call **01442 248671** to arrange a viewing or register an interest



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