

















£375,000

**Energy Rating: C** 







#### **Description**

Are you ready to find your dream home? Situated on a commanding & enviable corner plot is is this impressive 5 bedroom detached family home. A home fit for purpose & designed to suit all the needs of a large family with bags of premium finishes and showstopping features so whether you want a master bedroom with en-suite & separate dressing room or spacious & cozy living space that is perfect for entertaining this home is for YOU! The property benefits from gas central heating and uPVC double glazing, elegantly comprising; entrance porch, prestigious reception hall, downstairs cloaks/WC, home office, modern fitted kitchen with utility room, spacious living room, dining room and prestigious conservatory. To the first-floor; en-suite second bedroom, two further double bedrooms, family bathroom/WC and bedroom 5. Second floor; master bedroom with en-suite shower room/WC and separate dressing room/ guest bedroom. Externally; low-maintenance block paved frontage that amplifies off-street parking, detached double garage and mature rear garden that affords a good degree of privacy.

#### **Accommodation**

### **Entrance Porch**

Composite entrance door to the front, two upvc double glazed windows to the front and upvc double glazed windows to either side. Inner door way to the hallway and stylish laminate flooring.

#### **Hallway**

Inner door to the front, upvc double glazed window to the front, useful understairs storage cupboard, stylish LVT flooring and independent access to all rooms and to the first floor staircase.

#### **Downstairs Cloakroom**

Modern white suite comprising of a push button wc, corner wash hand basin with mixer tap and tiled splash back. Single radiator and a upvc double glazed window to the front.

#### **Living Room** 11' 10" x 11' 10" (3.60m x 3.60m)

Upvc double glazed window and french doors to the rear giving access to the conservatory. Double radiator, double doors giving access to the dining room and decorative ceiling coving.

### **Dining Room** 8' 10" x 11' 7" (2.69m x 3.53m)

Upvc double glazed window to the front, double radiator, stylish LVT flooring and decorative ceiling coving.

### **Prestigious Conservatory** 12' 9" x 11' 7" (3.88m x 3.53m)

Upvc double glazed french doors to the rear, wall lights and an electric radiator.

## **Modern Fitted Kitchen** 16' 7" x 11' 7" (5.05m x 3.53m)

Modern and quality range of wall and base units incorporating drawers, laminate worktops and complimenting tiled splash backs. Composite inset sink unit with mixer tap, integrated dishwasher, integrated wine cooler and space for an american fridge freezer. Space for a range style cooker with cooker hood over. Double radiator, downlights, stylish LVT flooring and a upvc double glazed window to the rear.

### **Utility Room**

Range of wall and base units incorporating laminate worktops and complimenting tiled splash backs. Stainless steel inset sink unit, plumbing for a washing machine, space for a tumble dryer, wall mounted gas central heating boiler, single radiator, extractor unit and a upvc double glazed entrance door to the side.

# Home Office 8' 3" x 9' 3" (2.51m x 2.82m)

Upvc double glazed window to the front, double radiator and stylish laminate flooring.

### First Floor

# 33 Talisker Gardens

#### Landing

Upvc double glazed window to the front, attractive spindle balustrade and spindle staircase to the second floor. Single radiator and independent access to all rooms.

### **Bedroom 2** 12' 8" x 11' 9" (3.86m x 3.58m)

Upvc double glazed window to the front, double radiator and access to an en-suite shower room.

#### **En-Suite Shower Room**

Modern white suite comprising of a shower cubicle, pedestal wash hand basin with mixer tap, push button wc, single radiator, PVC clad walls and ceiling. Stylish LVT flooring and a upvc double glazed window to the side.

### **Bedroom 3** 12' 7" x 9' 11" (3.83m x 3.02m)

Upvc double glazed window to the front and double radiator.

### **Bedroom 4** 11' 10" x 9' 1" (3.60m x 2.77m)

Upvc double glazed window to the rear and double radiator.

#### **Bedroom 5** 7' 8" x 8' 5" (2.34m x 2.56m)

Upvc double glazed window to the rear and single radiator.

#### **Family Bathroom**

Modern white suite comprising of an L shaped panel bath with mixer tap, overhead dual shower attachments and shower screen. Vanity wash hand basin with mixer tap, push button wc, black towel radiator, half tiled walls, downlights, extractor unit and a upvc double glazed window to the rear.

#### Second Floor

### **Half Landing**

Independent access to both rooms and to a storage cupboard.

### **Master Bedroom** 15' 1" x 14' 6" (4.59m x 4.42m)

Upvc double glazed window to the front and side. Double radiator, stylish laminate flooring, quality fitted wardrobes and access to an en-suite shower room.

#### **Guest Bedroom/Dressing Room** 7' 2" x 16' 8" (2.18m x 5.08m)

Upvc double glazed window to the front, two velux windows to the rear, double radiator, fitted wardrobes and built in shelved storage.

### **En-Suite Shower Room**

Modern white suite comprising of a double shower cubicle, vanity wash hand basin with mixer tap, push button wc, base storage unit, chrome towel radiator, PVC clad ceiling and a velux window to the rear.

#### **Externally**

#### **Energy Performance Certificate**

A full Energy Performance Certificate is available upon request.

#### **Mortgage Services**

We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE





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#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.