



- Extended
- Detached Home

Entrance Hall

Upvc double glazed window and composite front door. Stairs to first floor and under stairs storage cupboard. Parquet flooring and wall mounted radiator with bespoke cover. Doors to cloakroom, living room and kitchen/breakfast room.

Living Room 16'9" x 14'1" (5.11m x 4.29m)

Upvc double glazed bay window to front aspect. Stone open fireplace and surround, wall mounted radiator with bespoke cover. TV aerial point and coving to ceiling, parquet flooring. Leading into dining area -

Dining Area 13' x 9'2" (3.96m x 2.79m)

Upvc double glazed French style doors and windows to rear garden. Coving to ceiling, parquet flooring and wall mounted radiator with bespoke cover.

Kitchen/Breakfast Room 20'2" x 14'10" max (6.15m x 4.52m max)

Upvc double glazed windows to rear and side aspects. A range of modern gloss fronted base mounted units with wooden work surfaces. Ceramic one and a half bowl sink unit with mixer tap. Space for washing machine. Built in dishwasher, fridge/freezer, built in induction hob, electric double oven and extractor hood. Breakfast bar area. Coving to ceiling and ceiling spotlights, wall mounted radiator with bespoke cover. Personal door to garage. Leads To family room -

Family Room 20" x 9'5" (0.51m x 2.87m)

Upvc double glazed windows to side and rear aspects, Upvc double glazed French style doors leading to garden. Coving to ceiling, TV aerial point and wall mounted radiator with bespoke cover and three bespoke cupboards.

Cloakroom

Suite comprising low level WC, vanity wash hand basin with mixer tap, part tiled walls and extractor fan.

First Floor Landing

Access to loft space, wall mounted radiator with bespoke cover. Doors to first floor rooms.

Master Bedroom 16'9" x 13'3" (5.11m x 4.04m)

Upvc double glazed bay window to front aspect. Built in two double wardrobes, TV aerial point, wall mounted radiator.

Ensuite Shower Room

Upvc double glazed window to front aspect. Suite comprising low level WC, vanity wash hand basin with mixer tap, double size shower enclosure with built in shower, part tiled walls. Mirror. Wall mounted radiator and heated towel rail. Extractor Fan.

Bedroom Two 12'11" x 10'1" (3.94m x 3.07m)

Upvc double glazed window to rear aspect. Two built in wardrobes, housing combination boiler. Coving to ceiling and wall mounted radiator.

Bedroom Three 13'6" x 11'5" (4.11m x 3.48m)

Two Upvc double glazed windows to rear aspect. Built in double wardrobe, TV aerial point, coving to ceiling and wall mounted radiator.

Bedroom Four 9'9" x 8' (2.97m x 2.44m)

Upvc double glazed window to front aspect. Coving to ceiling and wall mounted radiator.

- Lounge & Dining Room
- Family Room

Family Bathroom

Upvc double glazed window to rear aspect. Suite comprising vanity wash hand basin with mixer tap, panelled bath with built in shower/mixer tap attachment and shower screen. Tiling to walls. Wall mounted radiator, heated towel rail and extractor fan.

Separate WC

Upvc double glazed window to side aspect. Suite comprising low level WC, vanity wash hand basin with mixer tap. Part tiled walls and wall mounted radiator.

To Front

Surrounded by low level wooden fencing. Gravel area providing off road parking, leading to integral garage. Selection of shrubs and plants.

To Rear

Via side access. Wooden panel fencing to sides and rear. Laid to lawn with selection of shrubs and plants including Acer trees and Olive trees. An attractive summer house is located in the rear garden.

- Quality Fittings Throughout
- Established Rear Garden

Date Created 22.12.17

Energy Performance Certificate

A copy of the energy performance certificate is available upon request.

Agents Note

