

ENTRANCE Obscured wooden double glazed door into:

ENTRANCE HALL Stairs to first floor, radiator, coving to ceiling, under stairs storage cupboard, and doors to kitchen/breakfast room, WC, lounge, dining room and bedroom four / third reception room.

WC uPVC obscured double glazed window to the side, wash hand basin, low level WC, tiled splash backs and coving to ceiling.

DINING ROOM 11' 3" x 17' 10" (3.43m x 5.44m) uPVC double glazed window to the side, wooden glazed window to the front, radiator and coving to ceiling.

KITCHEN/BREAKFAST ROOM 14' 10" x 14' 5" (4.52m x 4.39m) Wooden glazed window to the rear overlooking the garden, coving to ceiling, radiator, wall mounted boiler, range of wall and base units complimented by roll edge work surfaces, tiled to splash backs areas, space for oven, one-and-a-half stainless steel sink with mixer tap over, space for fridge-freezer, space for washing machine and a wooden glazed door giving access to the garage.

BEDROOM FOUR 10' 5" x 8' 6" (3.18m x 2.59m) Wooden double glazed window to the rear and coving to the ceiling.

LOUNGE 23' 11" x 14' 1" (7.29m x 4.29m) Wooden double glazed window to front, uPVC double glazed window to side, double glazed sliding doors giving access to rear patio and garden, coving to ceiling, electric wall heater, multi-fuel fire with wooden mantle, slate hearth and stone surround.



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FIRST FLOOR LANDING Coving to ceiling, wooden double glazed window to the front and doors to bedrooms and bathroom.

BATHROOM Wooden double glazed window to the rear overlooking garden, low level flush WC, pedestal wash hand basin, bath with electric shower over, part tiled walls, coving to ceiling, radiator.

BEDROOM THREE 13' 4" x 13' 7" (4.06m x 4.14m) Wooden double glazed window to rear overlooking the garden, wooden double glazed window to side, coving to ceiling, loft access, radiator, built-in cupboards providing hanging and shelving and a walk-in airing cupboard with slatted shelving.

BEDROOM TWO 14' 4" x 13' 6" (4.37m x 4.11m) uPVC double glazed window to side, uPVC double glazed window to front, radiator, coving to ceiling, built-in cupboard with hanging rails and two built-in cupboards.

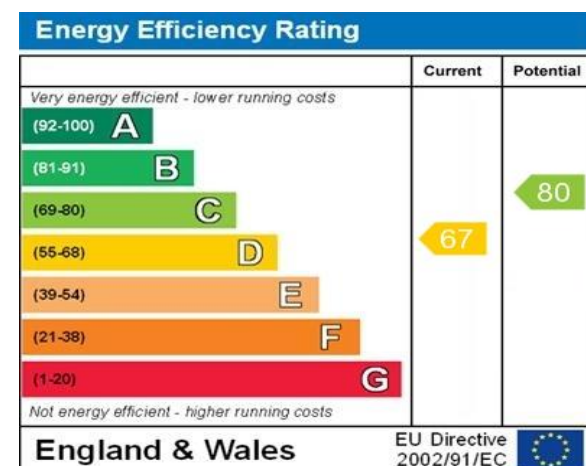
BEDROOM ONE 21' 0" x 14' 3" (6.4m x 4.34m) Wooden double glazed window to the front, wooden double glazed window to the rear overlooking rear garden, two built-in cupboards with hanging rails, door giving access to ensuite.

ENSUITE Wooden double glazed window to rear, radiator, wash hand basin with cupboard unit underneath, low level WC, shower cubicle with electric shower over. Coving to ceiling.

OUTSIDE A stone chipped drive area, decorative shrubbed areas with stone built walls.

To the side of the property there's a lawned area with many shrubs and trees. To the rear of the property there's more lawned areas, outside oil tank, decorative shrubbed areas and borders leads on to a patio area where the property lawn continues around the otherside back to the front. The garden is enclosed by hedging

GARAGE Loft access, door back into the kitchen and wooden glazed door to rear with wooden glazed window, and door to garage with metal up and over door.





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St John - £395,000

A beautiful home set within its own gardens, situated in the peaceful village of St John. Comprising; hall, lounge, dining room, kitchen/breakfast room, bedroom four / third reception room, three double bedrooms (master with ensuite) Garaging and plenty of parking. EPC D



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- Detached family home
- Village location
- Gardens surrounding
- 3/4 Bedroom
- Garage
- Parking



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