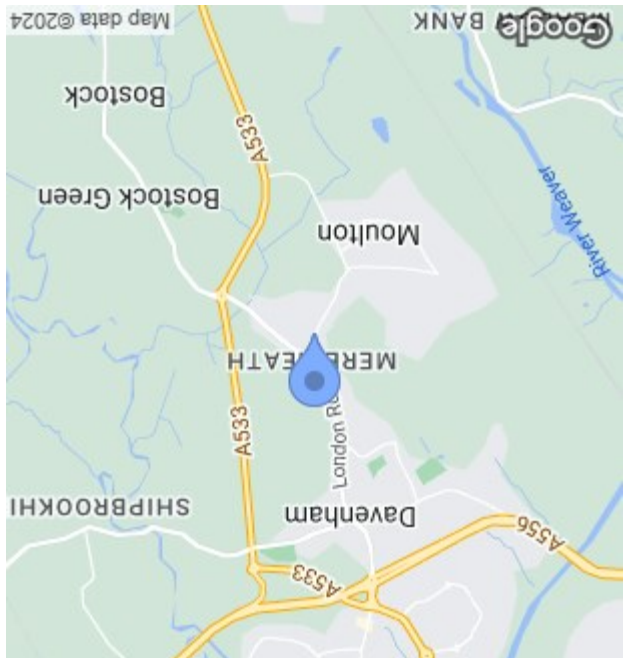
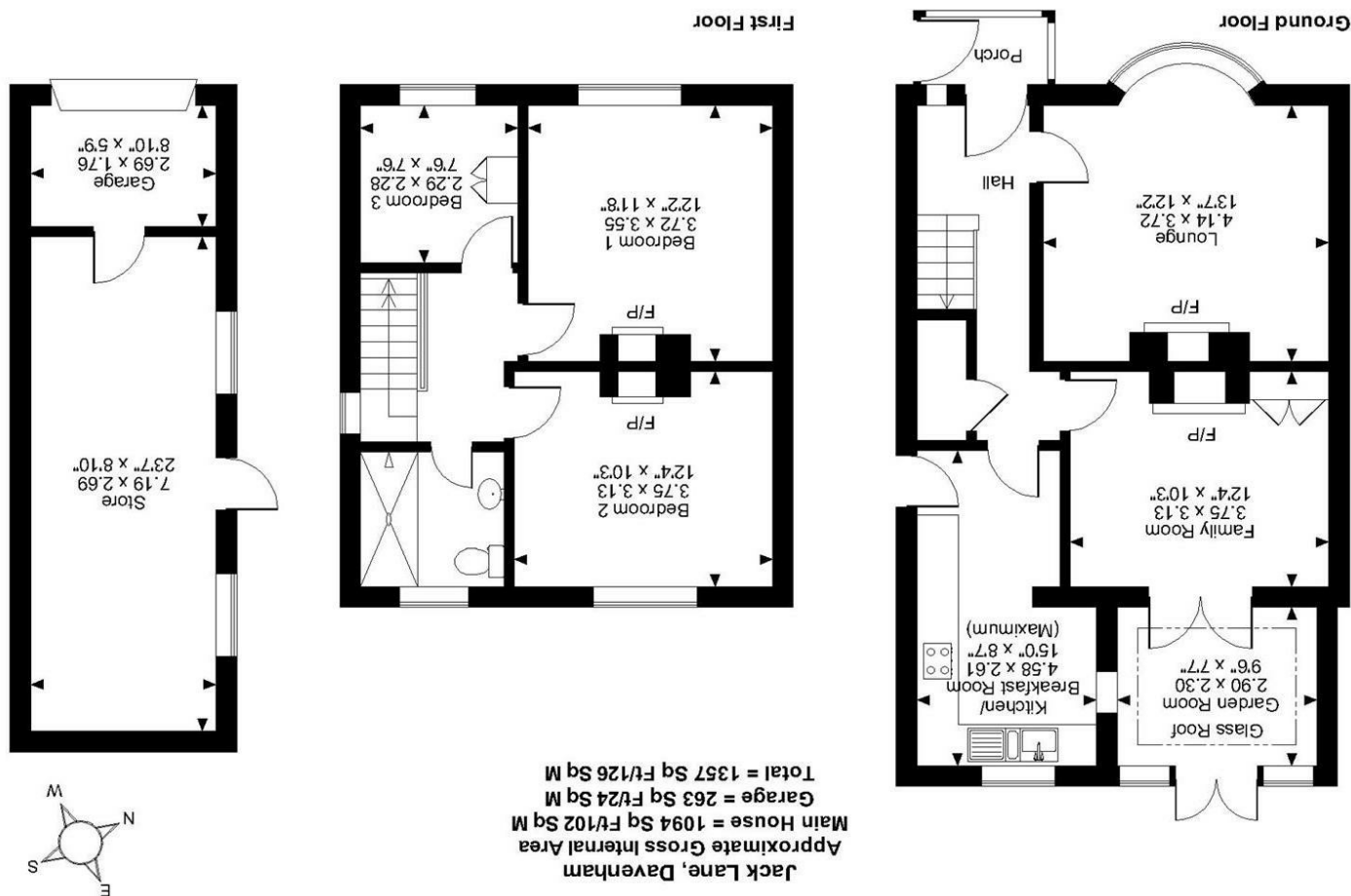


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Council Tax bands are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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The position & size of doors, windows, appliances and other features are approximate only.
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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (81-91)
	B (69-80)
	C (55-68)
	D (39-54)
	E (21-38)
	F (1-20)
Not energy efficient - higher running costs	G
Potential	84
Current	65



This well presented property has been meticulously maintained and perfectly combines period features including picture rails and wood block flooring with modern stylish decor.

Upon arrival at the property you are greeted by a glazed porch that leads to a welcoming entrance hallway, a good size main lounge, with a bay window overlooking the front aspect and a central fireplace. The second reception room provides a cosy space to unwind and sit in front of a traditional log burner whilst enjoying views of the private rear garden, it also has double doors that open into the dining room providing the option for open plan family and entertaining space leading straight out via double doors onto the rear garden. The good size kitchen is fitted with a range of sage green country style units stylishly complemented by stone effect worktops and neutral tiling with a feature arched window and door leading out to the side of the property.

On the first floor, a galleried landing leads to two generous double bedrooms and a good size single bedroom. The master bedroom is perfectly positioned to take full advantage of the leafy front aspect, this room enjoys an abundance of natural light and has a charming original fireplace. The bathroom completes the first floor accommodation and has a modern suite including a generous walk in shower complemented by neutral fully tiled walls and flooring.

Outside, the property features a sizeable driveway for multiple cars which leads around the side of the property to a detached single garage. The rear garden is fully enclosed and thoughtfully landscaped to include a well maintained lawn with raised flower beds and a good size paved patio.

