







### **ENTRANCE HALL**

Door to front, solid oak flooring, concealed mirrored storage cupboard.

### **INNER HALLWAY**

Access to loft void, built in cupboard, doors leading to main rooms.

### **CLOAKROOM**

Two piece suite comprising low level WC, Pedestal wash hand basin, tiled flooring.

### **LOUNGE**

**22.5' x 13.8' (6.71m x 3.96m)**

Open plan, two double glazed windows to rear, solid fuel burner with tiled surround, two velux Windows, walk way with double glazed french doors to rear and leading to kitchen and dining room, inset spotlighting.

### **DINING ROOM**

**13.8' x 10.5' (3.96m x 3.05m)**

Double glazed window to rear, oak flooring, velux window, multi built in storage cupboards, inset spot lighting.



### **KITCHEN**

**17.9' x 9.2' (5.18m x 2.74m)**

Fitted oven with extractor over, a range of base and wall mounted units, integrated dishwasher, ceramic sink unit, tiled flooring, velux window.

### **UTILITY ROOM**

**7.7' x 5.4' (2.13m x 1.52m)**

Plumbing for washing machine, tiled flooring, electric boiler system.

### **BEDROOM 1**

**12' x 11.8' (3.66m x 3.35m)**

Double glazed window to front, WALK IN WARDROBE  
(11.11 X 4.1)

### **BEDROOM 2**

**12' x 11.4' (3.66m x 3.35m)**

Wood flooring, velux window.

### **BEDROOM 3**

**9.11' x 9.5' (2.74m x 2.74m)**

Double glazed window to front.

### **BEDROOM 4**

**11.10' x 8.10' (3.35m x 2.44m)**

Double glazed window to front.

### **BATHROOM**

4 piece suite comprising corner bath, shower cubicle,  
low level WC, pedestal wash hand basin, tiled flooring,  
heated towel rail, velux window.

### **FRONT GARDEN**

Elevated driveway providing ample parking, laid to  
lawn, raised flower beds, flower and shrub borders,  
security lighting, gated side access.

### **REAR GARDEN**

Wood decking, laid to lawn, wood panel fence  
surround, 2X water taps, gated side access,  
greenhouse, Apple and Plum trees.



