



## ENTRANCE HALLWAY

Access via uPVC front door into hallway open to stairs for first floor landing and twin central heating radiator. Leads to single garage, W/C and rear utility/sitting room/office.

## GROUND FLOOR SITTING ROOM/ OFFICE/ UTILITY

18'3" x 11'2" (5.57 x 3.41)

Open area with inbuilt sink with mixer taps over, storage units with worktops over and space for wash room appliances. Twin central heating radiator. Currently in use for a business venture, although offers a variety of functional uses.

## GROUND FLOOR W/C

6'10" x 2'5" (2.10 x 0.75)

Ground floor W/C accessible from hall with low level W/C, sink with mixer tap over and tiled splash back.

## FIRST FLOOR LANDING

Open to stairs from ground floor and to second floor landing.

Twin central heating radiator present. Leads to;

## FIRST FLOOR LOUNGE/DINER

32'5" x 11'4" (9.89 x 3.46)

Generous family sized lounge area open to diner with two sliding uPVC doors to a front elevation balcony and the rear garden. Stylish LED electric fire place into chimney breast. Twin central heating radiator present. Dining area to rear complete with feature island dining table.

## KITCHEN

11'2" x 18'3" (3.41 x 5.57)

Modern style high gloss kitchen (white) with integrated gas hob and oven with circulation fan over, dishwasher and space for fridge/freezer. Polycarbonate sink with drainer inset into a black marble effect worktop and matt black mixer taps over. Double glazed uPVC window to rear aspect. Under floor heating present.

## FIRST FLOOR W/C

3'3", 321'6" x 2'9" (1.98 x 0.85)

Accessible from landing offering a low level W/C and sink with mixer taps over, part tiled finish with splash back and double glazed, obscure window to front aspect.

## SECOND FLOOR LANDING

Second floor landing open to stairs to loft room and first floor landing. Twin central heating radiator present.

## BEDROOM ONE

10'10" x 11'4" (3.32 x 3.47)

Double bedroom to front aspect with double glazed uPVC window. Twin radiator present. Leads to;

## ENSUITE

7'8" x 2'9" (2.34 x 0.86)

Shower ensuite accessible from bedroom one complete with low level W/C and sink with base unit and mixer tap over. chrome towel radiator. Double glazed uPVC obscure window to side aspect. Modern fully tiled finish.

## BEDROOM THREE

11'0" x 10'4" (3.37 x 3.17)

Double bedroom to rear aspect complete with rear aspect double glazed uPVC window and twin central heating radiator.

## BEDROOM FOUR

7'6" x 11'0" (2.31 x 3.37)

Double bedroom to rear aspect complete with uPVC double glazed window and twin central heating radiator.

## BEDROOM FIVE/ OFFICE

6'0" x 6'5" (1.85 x 1.98)

Single bedroom to front aspect complete with double glazed uPVC window and twin central heating radiator.

## BATHROOM

11'4" x 6'3" (3.46 x 1.92)

Stylish suite offering generous walk in shower, low level W/C and sink with base storage unit and mixer taps over. Chrome towel radiator present. Double glazed uPVC obscure window to side aspect. Modern fully tiled finish.

## BEDROOM TWO (Loft)

14'7" x 14'11" (4.45 x 4.56)

Double bedroom in loft space with skylights to rear aspect and storage to eaves. Twin central heating radiator present.

## OUTSIDE

FRONT: Balcony area with glass balustrade to front aspect.

REAR: Stylish landscaped rear garden with patio, decked and artificial lawned areas.

PARKING: Single garage with up and over door. Boiler and consumer unit present. Two designated spaces in communal car park.

## TENURE

We are advised that this property is FREEHOLD.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

