







### Entrance Hall

Stairs to first floor. Wood effect flooring. Doors to:-

### Living Room

Double glazed window to front. Chimney breast. Down lighters. Radiator. Wood effect flooring.

### Kitchen/Dining Area

A stylish range of wall base units with quartz work surface and upstands. Inset stainless steel sink with mixer tap. A range of integrated appliances to include double oven, ceramic hob with extractor, fridge/freezer, washing machine and dish washer. Additional larder cupboard. Down lighters. Wood effect flooring. Double doors to decked patio area. Opening onto:-

### Family Room

Double glazed window to rear and further double doors leading to decked patio area. Down lighters. Wood effect flooring.

### Landing

Double glazed window to side. Doors to:-

### Master Bedroom

Double glazed window to front. Cast iron feature fireplace. Radiator.

### Bedroom Two

Double glazed window to rear. Radiator.

### Bedroom Three

Double glazed window to rear. Radiator.

### Family Bathroom

Double glazed window to side. Bath with mixer tap and shower over. Wash hand basin. WC. Shaver point. Down lighters. Extractor fan.

### Garden

A generous size west facing garden mainly laid to lawn with

fencing to all boundaries. Decked patio area and access to side.

### Parking

On street residents parking.

