



## Property Description

Wright and Wright are pleased to offer for sale this well presented, extended south facing semi detached property. uPVC double glazing and full gas central heating. Entrance porch, hall, cloakroom/WC, lounge, separate dining room, extended refitted dining kitchen, utility room. Three bedrooms, family bathroom. Off road parking for two vehicles, enclosed south facing garden. Viewing recommended.







**Porch**

having uPVC double glazed windows to front aspect, laminate wood flooring.

**Entrance Hall**

having ceiling light point, radiator, central heating thermostat, staircase to first floor with storage under.

**Cloakroom**

having ceiling light point, radiator, two piece suite comprising low level flush wc and wash hand basin.

**Lounge** 3.49m plus bay x 3.18m (11' 5" plus bay x 10' 5")

having uPVC double glazed window to front aspect, ceiling light point, radiator, wall mounted fire.

**Separate Dining Room** 3.79m x 3.19m (12' 5" x 10' 6")

having ceiling light point and four ceiling spot lights, radiator and wood flooring.

**Refitted Extended Dining Kitchen** 4.80m x 2.90m (15' 9" x 9' 6")

having uPVC double glazed window and French doors to rear aspect, three skylights to ceiling, eight ceiling spot lights, wood flooring, upright radiator, range of matching wall and base units with work surfaces over, 1 1/4 bowl drainer sink unit with mixer taps, built in oven with gas hob and extractor over.

**Utility** 1.81m x 1.79m (5' 11" x 5' 10")

having uPVC double glazed window to side aspect, four ceiling spot lights, tiled flooring, work surface over plumbing for automatic washing machine and second appliance recess.

**Bedroom One** 3.50m x 2.58m (11' 6" x 8' 6") bay and wardrobes

having uPVC double glazed window to front aspect, ceiling light point, radiator, range of wardrobes.

**Bedroom Two** 3.80m x 3.20m (12' 6" x 10' 6")

having uPVC double glazed window to rear aspect, ceiling light point and radiator.

**Bedroom Three** 2.17m x 1.81m (7' 1" x 5' 11")

having uPVC double glazed window to front aspect, ceiling light point and radiator.

**Family Bathroom** 2.00m x 1.80m (6' 7" x 5' 11")

having uPVC double glazed window to rear aspect, four ceiling spot lights, heated towel rail, three piece suite comprising low level flush wc, wash hand basin and side panelled bath with shower over.

**Outside**

having block paved drive to front allowing parking for two vehicles. Gated access to rear enclosed garden which is south facing. Paved patio with external tap and power, raised lawn with borders, former garage with power, and timber shed.

GROUND FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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