





**** BEAUTIFUL POSITION
WITH FIELDS TO THE REAR
**** This is a great
opportunity to purchase a
two double bedroom
property in a quiet cul de sac
position. In brief the
property offers a hall, good
size lounge diner, fitted
kitchen with rear lobby and
utility cupboard. Two double
bedrooms and a bathroom
with bath and shower,
separate wc. Drive and an
enclosed rear garden. EARLY
VIEWING IS HIGHLY
RECOMMENDED.



HALL

Stairs to the first floor and doors to -

LOUNGE DINER

Recessed space in the chimney for an electric fire, two radiators and upvc double glazed windows to the front and rear aspects.

KITCHEN

Fitted wall mounted, base and drawer units with work surfaces, breakfast bar and a sink and drainer unit. Fitted electric double oven with gas hob and extractor hood. Plumbing and space for a washing machine, space for a fridge freezer, upvc double glazed windows to the side and front aspects, radiator and door to the lobby.

LOBBY

Door to the garden and door to the utility storage cupboard.

FIRST FLOOR LANDING

Loft access, upvc double glazed window with views over the garden and fields.

BEDROOM 1

Storage cupboard, radiator and upvc double glazed window.

BEDROOM 2

Storage cupboard, radiator and upvc double glazed window.



BATHROOM

Panel enclosed bath, corner shower cubicle, vanity sink unit with wash hand basin and storage under, low flush wc, heated towel radiator and upvc double glazed window.







WC

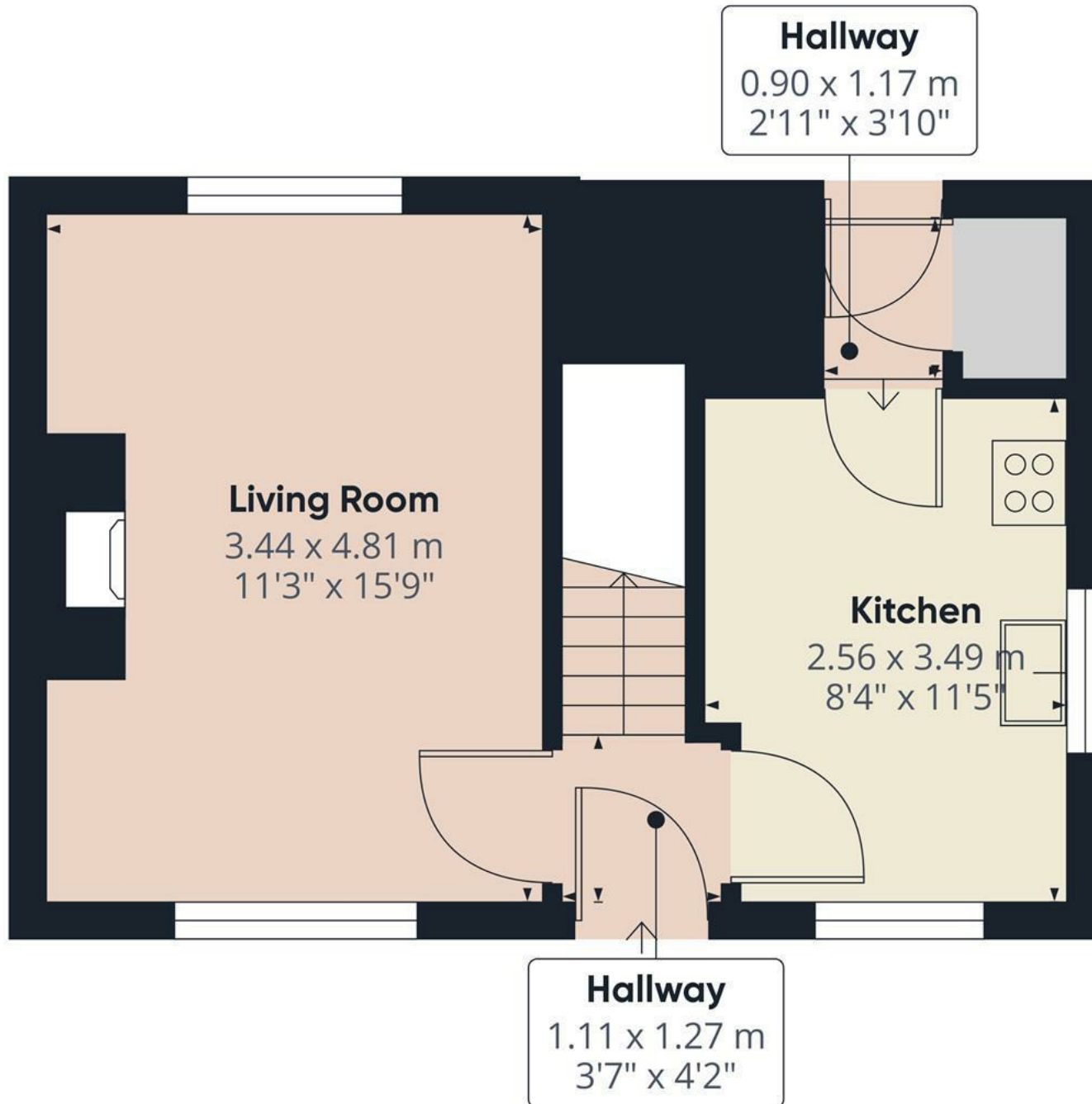
Low flush wc, wash hand basin and upvc double glazed window.

OUTSIDE

Front lawn and a drive. Enclosed rear garden offering a lawn, paved patio and an outbuilding/store.







Approximate total area⁽¹⁾
30.37 m²
326.9 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

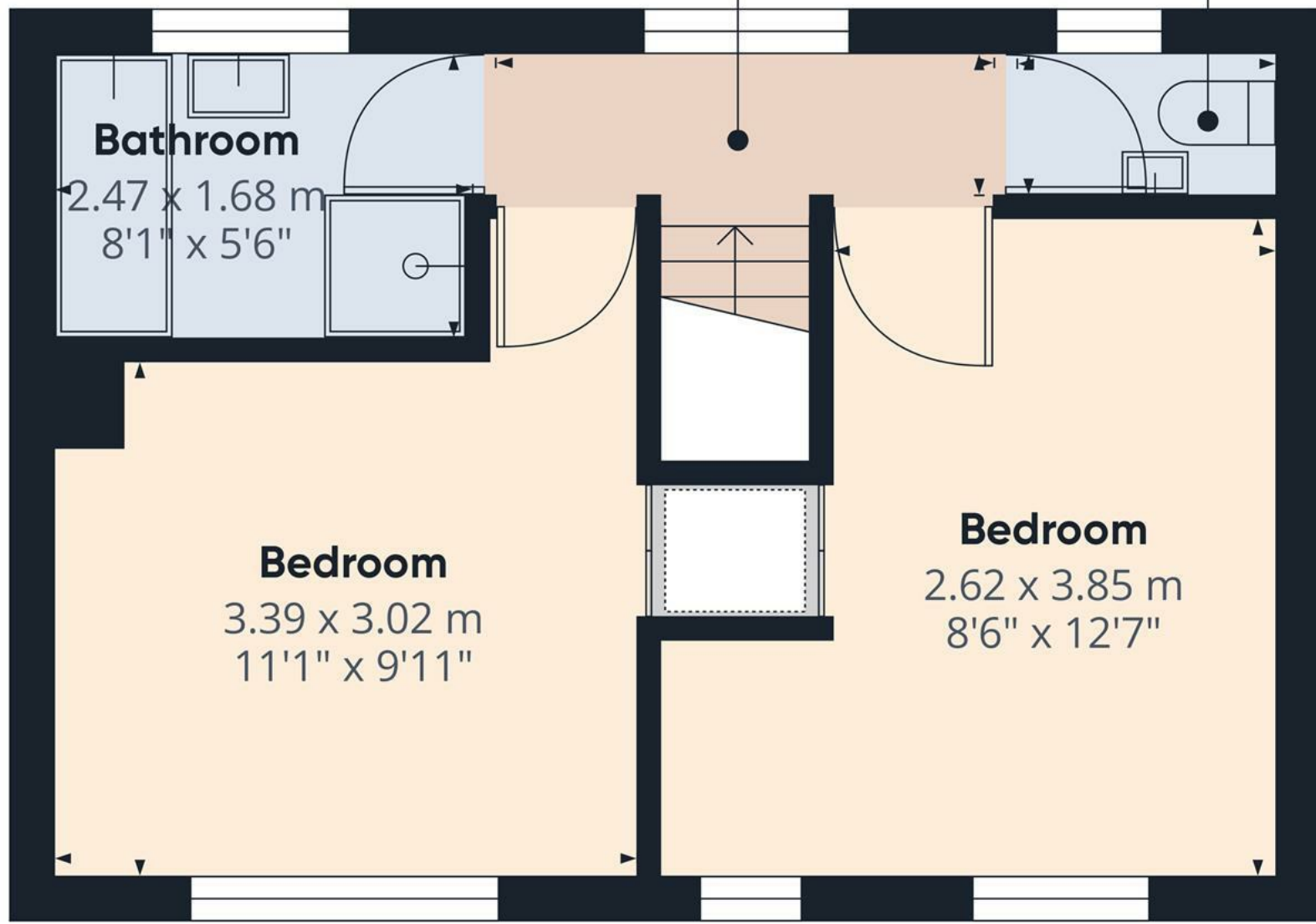
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Floor 0



Landing
2.88 x 0.85 m
9'5" x 2'9"

WC
1.55 x 0.86 m
5'0" x 2'9"



Approximate total area⁽¹⁾
30.25 m²
325.61 ft²

(1) Excluding balconies and terraces

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Floor 1

