







\*\*\*\* FULLY MODERNISED \*\*\*\*  
 CONVERTED LOFT ROOM \*\*\*\*

This is an immaculate period property with good size rooms and high ceilings. In brief the property offers a storm porch and a hallway, lounge and a dining room, guest cloakroom/wc, fitted breakfast kitchen with doors onto the garden. Two first floor bedrooms and a bathroom with both bath and shower. Converted loft room/ bedroom and an enclosed rear garden. VIEWING IS HIGHLY RECOMMENDED.





## HALL

Storm porch with entrance door into hall, radiator, stairs to the first floor and doors to -

## LOUNGE

Feature fireplace, radiator and upvc double glazed window.

## DINING ROOM

Upvc double glazed window to the rear, radiator, doors to the cloakroom and kitchen.

## CLOAKROOM

Low flush wc, wash hand basin, radiator, upvc double glazed window and under stairs storage area.

## KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces, breakfast bar and ceramic sink and drainer unit. Fitted oven and hob, space for a fridge freezer, plumbing and space for a washing machine. Radiator, upvc double glazed windows, door to the side and double doors into the garden.

## FIRST FLOOR LANDING

Upvc double glazed window to the rear, storage cupboard, stairs to the converted loft.



## BEDROOM

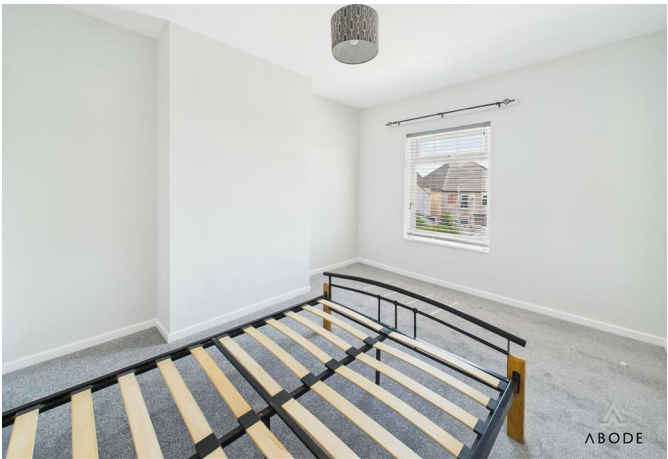
Upvc double glazed window to the rear and radiator.

## BEDROOM

Upvc double glazed window to the front and radiator.









### BATHROOM

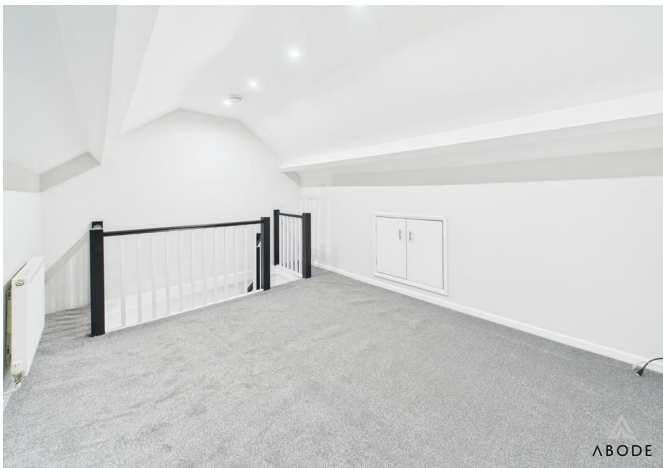
Free standing bath, corner shower cubicle, wash hand basin, low flush wc, chrome heated towel radiator and upvc double glazed window.

### LOFT ROOM

Converted loft with spot lights and doors into the eaves storage.

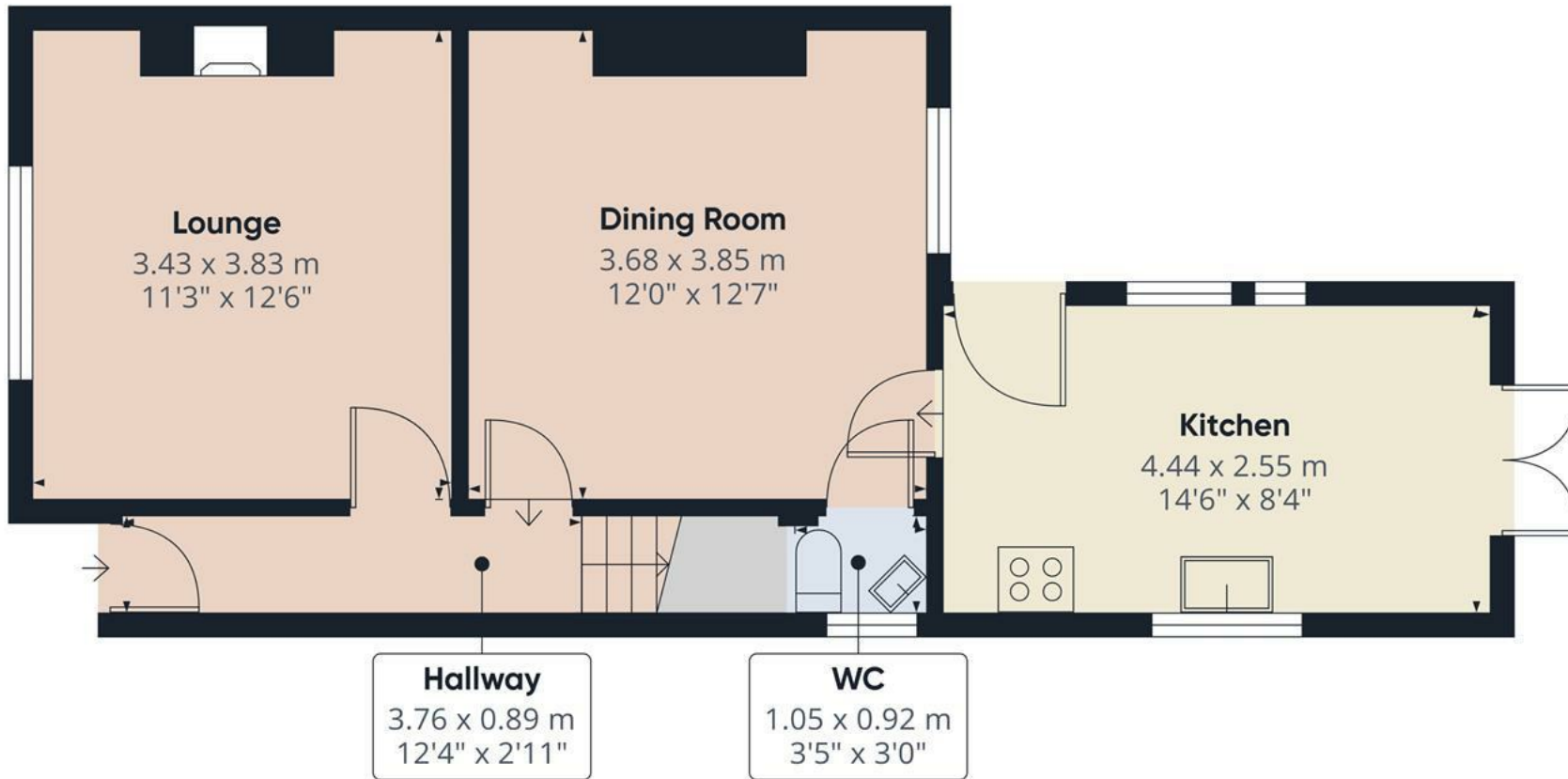
### OUTSIDE

Enclosed rear garden to up the Planters , also having a decked patio, lawn, pebble seating area and garden shed.









Approximate total area<sup>(1)</sup>

43.8 m<sup>2</sup>

472 ft<sup>2</sup>

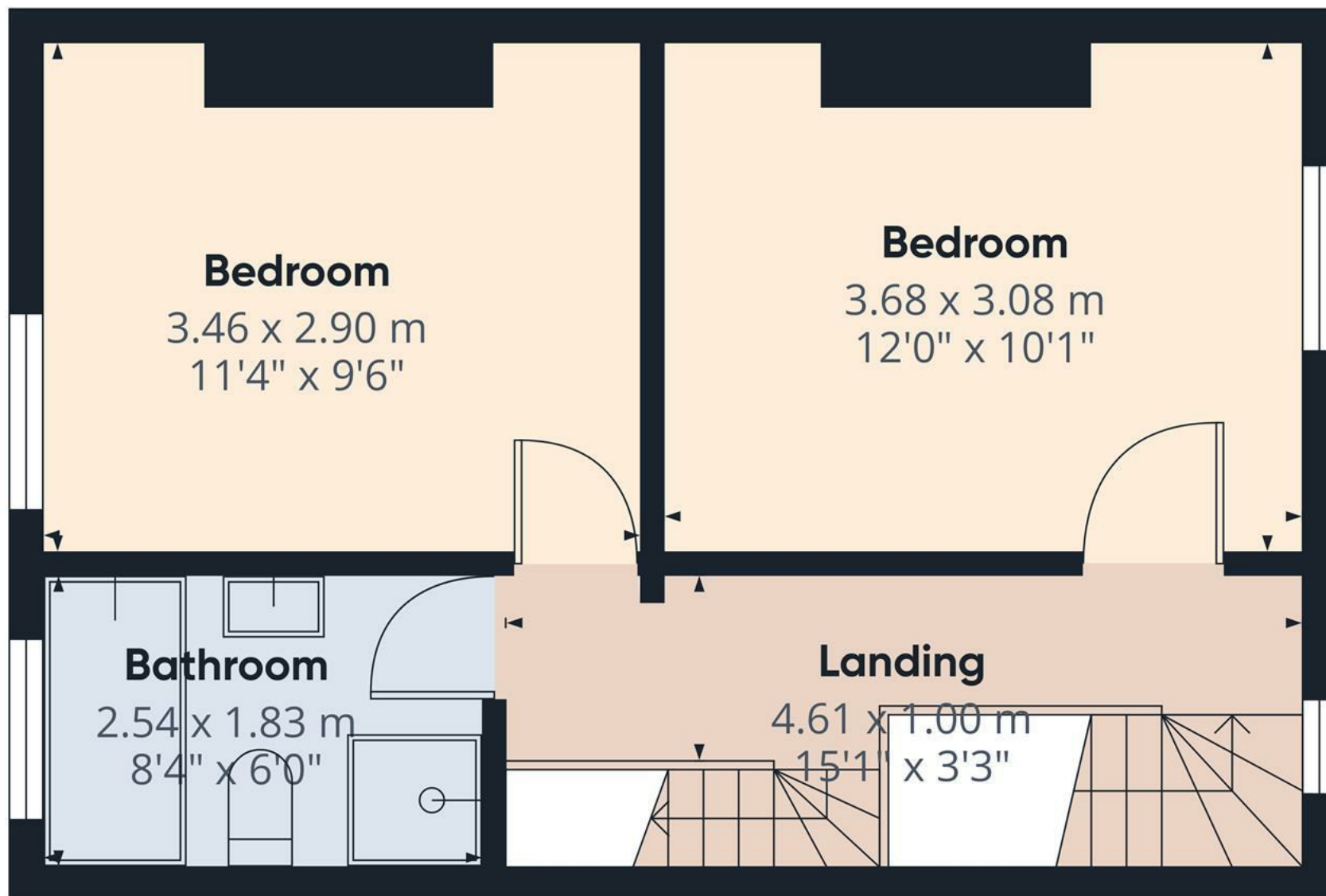
(1) Excluding balconies and terraces.

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 0



**Approximate total area<sup>(1)</sup>**  
31.2 m<sup>2</sup>  
335 ft<sup>2</sup>

(1) Excluding balconies and terraces.

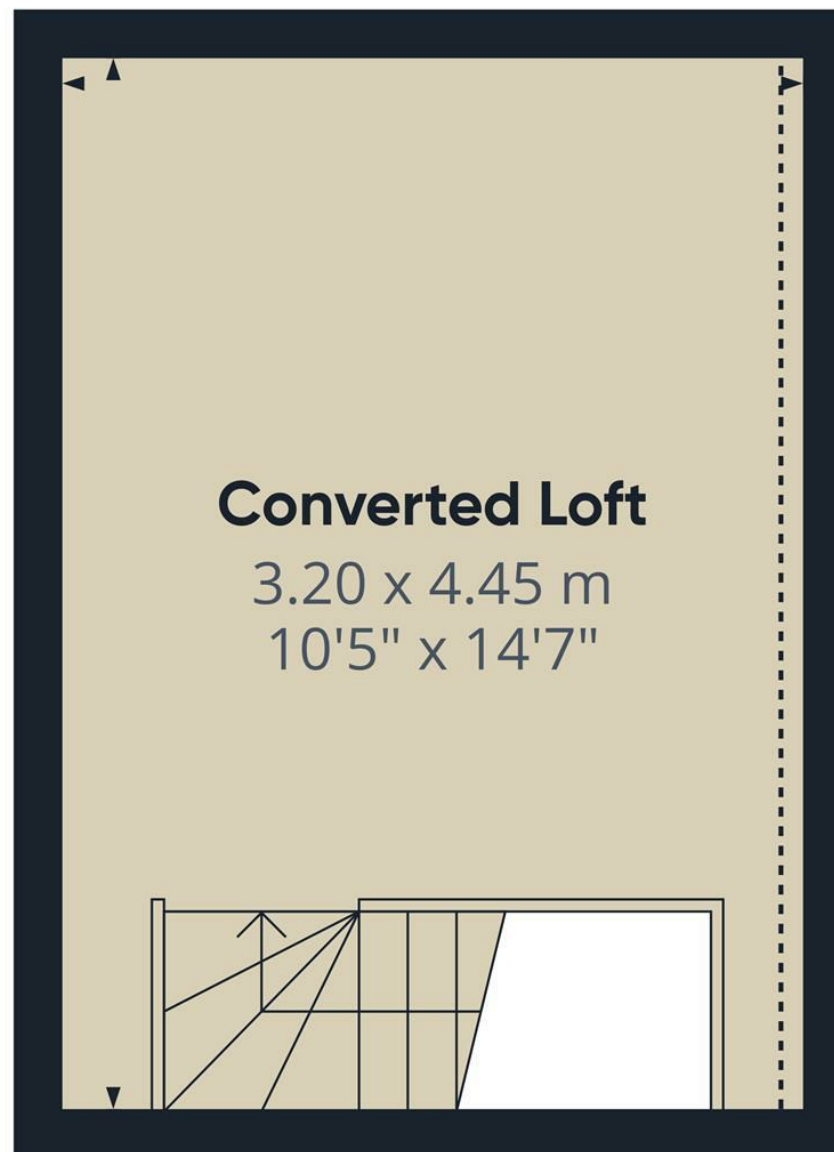
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Floor 1





Floor 2



**Approximate total area<sup>(1)</sup>**

12.3 m<sup>2</sup>  
132 ft<sup>2</sup>

**Reduced headroom**

0.4 m<sup>2</sup>  
4 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

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