





## Ground Floor

### Entrance Hallway

Enter via a uPVC/partly double glazed front door and having a ceiling light point, luxury vinyl flooring, a carpeted stairway leading to the first floor and doors opening to the lounge and the kitchen.

### Lounge

**15' 3" x 11' 6" (4.64m x 3.50m)**

Having a uPVC/double glazed window to the front aspect, a ceiling light point, luxury vinyl flooring, a multi-fuel burner with a fireplace surround and an opening to the dining room.

### Dining Room

**8' 10" x 8' 5" (2.69m x 2.56m)**

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, luxury vinyl flooring, a central heating radiator with a decorative cover fitted and a door opening to the kitchen.

### Kitchen

**9' 5" x 8' 6" (2.88m x 2.58m)**

Being fitted with a range of wall, base and drawer units with laminate work surface over and matching upstands and having two uPVC/double glazed windows one to the rear aspect and one to the side aspect, ceiling spotlights, plinth lighting, a central heated radiator, a stainless steel sink with a mixer tap fitted and a drainer unit, tiled flooring, tiled splashbacks, a built-under electric oven with a four burner gas hob and a stainless steel/glass chimney style extraction unit over and a stainless steel splashback behind, a microwave integrated into a wall cabinet, plumbing for a washing machine, space for an upright fridge/freezer and a uPVC/double glazed door to the rear aspect opening to the garden.



## First Floor

### Landing

Having an obscured uPVC/double glazed window to the side aspect, a ceiling light point, carpeted flooring, two storage cupboards and doors opening to the three bedrooms and the family bathroom.

### Bedroom One

**11' 9" x 11' 4" (3.57m x 3.45m)**

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator, a built-in wardrobe and carpeted flooring.

### Bedroom Two

**11' 8" x 10' 4" (3.56m x 3.16m)**

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, a built-in wardrobe and carpeted flooring.

### Bedroom Three

**8' 4" x 6' 9" (2.53m x 2.05m)**

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator and laminate flooring.

### Bathroom

Having two obscured uPVC/double glazed windows both to the rear aspect, a ceiling light point, a central heating towel rail, vinyl flooring, a concealed cistern WC, a wash hand basin with a mixer tap fitted and under-sink storage, partly tiled walls and a bath with mixer tap fitted, a thermostatic shower over and a glass shower screen installed.

## Outside

### Front

Having a driveway suitable for parking to multiple vehicles, a lawn, a small decked area, courtesy lighting, access to the garage and access to the rear of the property via a wooden side gate.

### Garage

Having power, lighting and an up and over door.

### Rear

Having a patio area, steps down to a lawn, a low-level wall, various trees, shrubs and bushes and access to the front of the property via a wooden side gate.







\* A beautifully presented family home located in a very desirable area \*



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**Council Tax Band:** B

**EPC Rating:** Awaiting EPC

**Tenure:** Freehold

**Version:** CK1734/001



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