





Ground Floor

Entrance Hall

Enter via a composite/partly double glazed front door and having a coved ceiling with a ceiling light point, a central heating radiator, laminate flooring, a carpeted stairway leading to the first floor and a wooden door opening to the lounge.

Lounge

14' 2" x 11' 3" (4.31m x 3.43m)

Having a uPVC/double glazed walk-in bay window to the front aspect, a coved ceiling with a ceiling light point, a central heating radiator, decorative cladding to part of the walls, laminate flooring, a television aerial point and an opening to the dining room.

Dining Room

11' 4" x 6' 8" (3.45m x 2.03m)

Having double glazed sliding patio doors to the rear aspect opening to the conservatory, a coved ceiling with a ceiling light point, a central heating radiator, laminate flooring and a wooden door opening to the kitchen.

Conservatory

10' 6" x 7' 10" (3.20m x 2.39m)

Being constructed of full-height, uPVC/double glazed windows and having a ceiling light point with a fan, tiled flooring and uPVC/double glazed French doors to the side aspect opening to the rear garden.

Kitchen

11' 4" x 7' 4" (3.45m x 2.23m)

Being fitted with a range of wall, base and drawer cabinets with laminate worksurface over and having a uPVC/double glazed window to the rear aspect, laminate flooring, ceiling spotlights, a vertical central heating radiator, a one and a half bowl sink with a mixer tap fitted and a drainer unit, a built-under electric oven with an electric hob, an angled black glass extraction unit over and a glass splashback behind, an integrated dishwasher, an integrated, upright fridge/freezer, a wooden door opening to a pantry and uPVC/double glazed door to the side aspect opening to the rear garden.



First Floor

Landing

Having an obscured uPVC/double glazed window to the side aspect, a coved ceiling with a ceiling light point, access to the loft space, two storage cupboards, a solid wood/glass balustrade, carpeted flooring and wooden doors opening to both bedrooms and the shower room.

Bedroom One

11' 4" x 14' 7" max (3.45m x 4.44m max)

Having two uPVC/double glazed windows to the front aspect, a coved ceiling with two ceiling light points, a central heating radiator, carpeted flooring and a double door, built-in wardrobe.

Bedroom Two

10' 9" x 8' 0" (3.27m x 2.44m)

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

Shower Room

Having an obscure uPVC/double glazed window to the rear aspect, ceiling spotlights, a central heating towel rail, tiled flooring, a WC, a sit-on wash hand basin with a wall-mounted mixer tap fitted and under-sink storage, partly tiled walls, recess shelving, an extraction unit and a double width, walk-in shower with a waterfall, thermostatic shower installed.

Outside

Front

A large driveway which is both tarmac and block paved and suitable for parking multiple vehicles and having a lawn, a storm porch, courtesy lighting and access to the rear driveway and garden via full-height, wooden side gates.

Rear

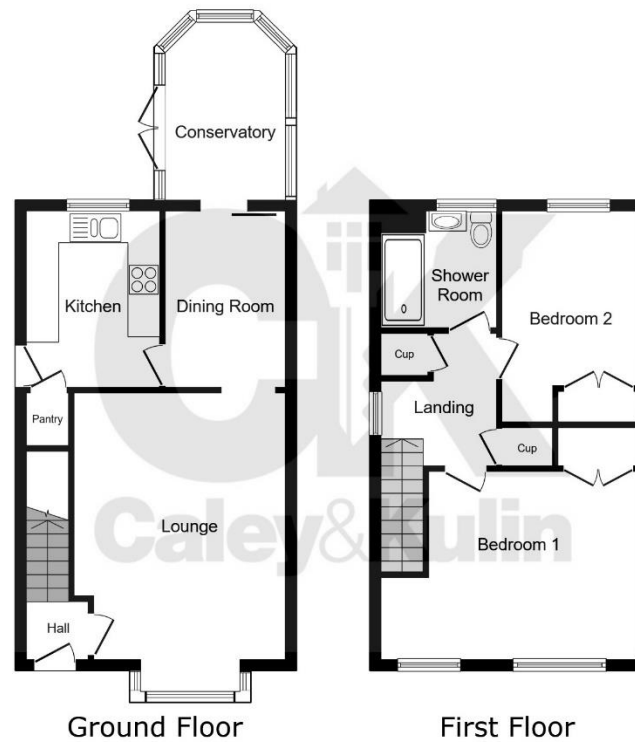
A large and private rear garden which has a well-maintained lawn, a patio area, various plants, shrubs and bushes, a wooden shed, a cold-water tap, an electrical point, a rear driveway accessed via full-height, double wooden gates and access to the front of the property via a wooden side gate.







* An immaculately presented family home situated on a desirable residential estate *



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Council Tax Band: B

EPC Rating: C

Tenure: Freehold

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