





Ground Floor

Entrance Porch

Enter via a uPVC/double glazed front door and having a ceiling light point, tiled flooring and obscured sliding patio door opening to the hallway.

Hall

Enter the property via obscured uPVC/double glazed sliding patio door and having ceiling spotlights, a central heating radiator, tiled flooring, a carpeted stairway to the first floor which has a wrought iron balustrade and wooden doors opening to the lounge/dining room and an under-stairway storage cupboard.

Lounge/Dining Room

12' 10" x 16' 10" (3.91m x 5.13m)

Having uPVC/double glazed window to the side aspect, both ceiling spotlights and a ceiling light point, a central heating radiator, a multi-fuel burner, a television aerial point, tiled flooring, a wooden door opening to the kitchen and uPVC/double glazed sliding patio doors opening to the conservatory.

Conservatory

9' 6" x 12' 6" (2.89m x 3.81m)

Being constructed from a low-level brick wall base and uPVC/double glazed windows to the side and rear aspects and having a ceiling light point with a fan, tiled flooring and uPVC/double glazed French doors to the rear aspect opening to the garden.

Kitchen

12' 0" x 10' 6" (3.65m x 3.20m)

Being fitted with a range of wall, base and drawer units with laminate worksurface over and having a uPVC/double glazed window to the front aspect, ceiling spotlights, a vertical central heating radiator, a one and a half bowl sink with a mixer tap fitted and a drainer unit, a Rangemaster oven/hob with an extraction unit over, an microwave integrated in a tall cabinet, plumbing for a washing machine, an integrated dishwasher, space for an American style fridge/freezer, tiled flooring and a uPVC/double glazed door to the side aspect opening to the rear garden.



First Floor

Landing

Having a uPVC/double glazed window to the side aspect, ceiling spotlights, carpeted flooring and wooden doors opening to the three bedrooms and the family bathroom.

Bedroom One

11' 10" x 9' 0" (3.60m x 2.74m)

Having a uPVC/double glazed window to the rear aspect, two ceiling light points, a central heating radiator and carpeted flooring.

Bedroom Two

13' 1" x 8' 2" (3.98m x 2.49m)

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

Bedroom Three

8' 9" x 7' 5" (2.66m x 2.26m)

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

Family Bathroom

Having an obscured uPVC/double glazed window to the front aspect, ceiling spotlights, a central heating towel rail, a concealed cistern WC, a wash hand basin with a mixer tap fitted and under-sink storage, fully tiled walls, tiled flooring, access to the loft space, an extraction unit and a bath with a side-mounted mixer tap fitted, a waterfall thermostatic shower over and a glass shower screen installed.

Outside

Front

Situated on a large corner plot and having a lawn and a decorative gravel area retained by a low-level wall, steps down to the front entrance, security lighting, various, mature trees, shrubs and bushes, access to the rear of the property via a wooden side gate and a driveway to the side aspect which allows access to the detached garage.

Garage

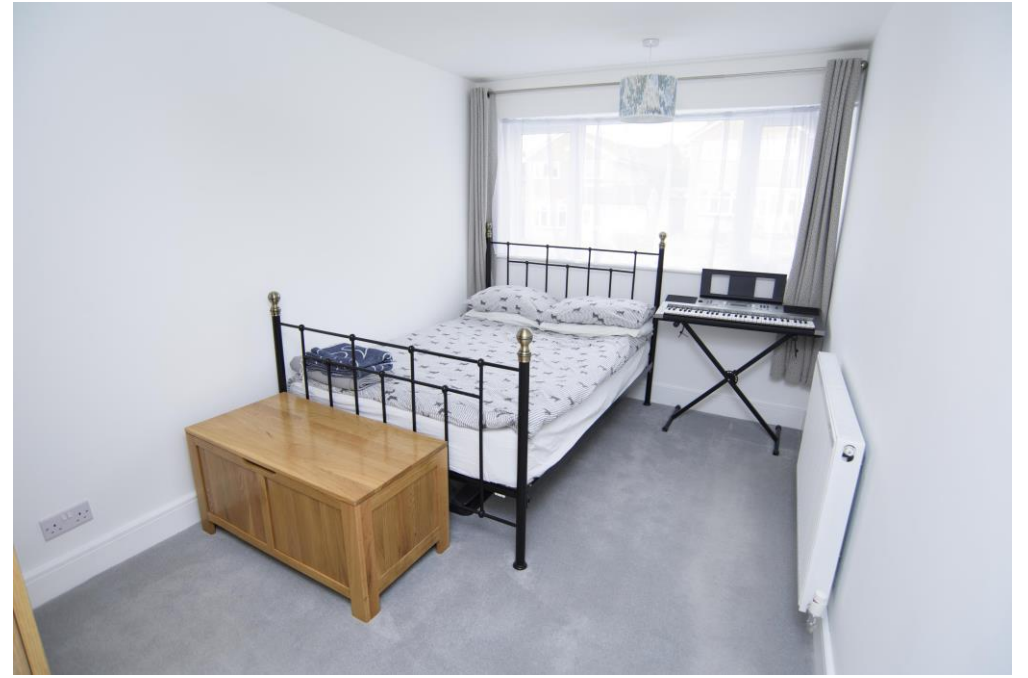
24' 9" x 14' 9" (7.54m x 4.49m)

Having power, lighting and an up and over door.

Rear

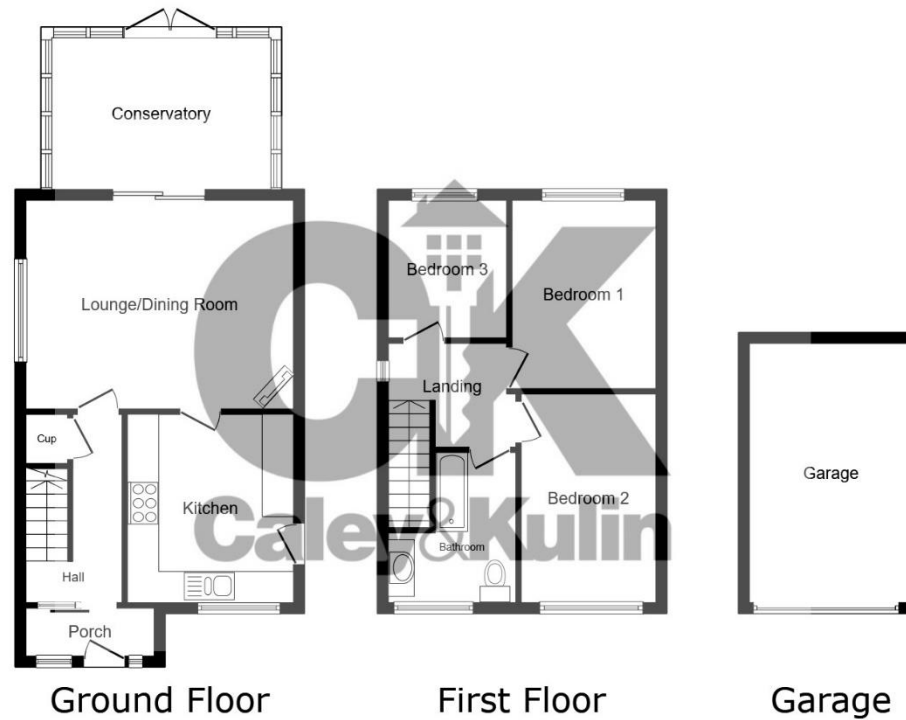
Having a decorative gravel area, a bark chipped area and a decked dining area retained by a low-level brick wall, electrical points, security light, courtesy lighting, various trees, shrubs and bushes and access to the front of the property via a wooden side gate.







* An immaculately presented, three-bedroom family home situated on a large corner plot *



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Council Tax Band: C

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