





Ground Floor

Entrance Porch

Enter via a uPVC/double glazed front door and having uPVC/double glazed windows to the front and side aspects, wall lighting and a door opening to the hall.

Hall

Enter the property via a timber/partly glazed front door and having a ceiling light point, carpeted flooring, a carpeted stairway leading to the first floor, decorative dado railing and a door opening to the lounge.

Lounge

12' 7" x 11' 0" (3.83m x 3.35m)

Having a uPVC/double glazed walk-in bay window to the front aspect, a coved ceiling with a ceiling light point, a gas fire with a fireplace surround, carpeted flooring, decorative dado railing and double/partly glazed doors opening to the dining room.

Dining Room

12' 7" x 11' 8" (3.83m x 3.55m)

Having uPVC/double glazed sliding patio doors to the rear aspect opening to the garden, a coved ceiling with a ceiling light point, a central heating radiator, laminate flooring, an open chimney breast with a multi-fuel burner installed and doors opening to the kitchen, the inner hall and a storage cupboard.

Kitchen

11' 1" x 9' 7" (3.38m x 2.92m)

Being fitted with a range of wall, base and drawer units with laminate worksurface over and having a uPVC/double glazed window to the side aspect, a ceiling light point, a double, electric oven integrated in a tall cabinet, a four burner gas hob with an integrated extraction unit over, a one and a half bowl, stainless steel sink with a mixer tap fitted and a drainer unit, plumbing for a washing machine, partly tiled walls, vinyl flooring and a uPVC/double glazed door to the side aspect opening to the rear garden.

Inner Hall

Having a ceiling light point and doors opening to the bathroom and a storage cupboard.

Bathroom

Having an obscured uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, a WC, a wash hand basin with a mixer tap fitted and under-sink storage, a bath, fully tiled walls, tiled flooring and a glass shower cubicle with an electric shower installed.

First Floor

Landing

Having a uPVC/double glazed window to the side aspect, a ceiling light point, a central heating radiator, carpeted flooring, decorative dado railing, doors opening to both bedrooms and a carpeted stairway leading to the attic room.

Bedroom One

12' 7" x 11' 0" (3.83m x 3.35m)

Having a uPVC/double glazed windows to the front aspect, a coved ceiling with a ceiling light point, two central heating radiators, full-height, fitted wardrobes, a fitted dressing table, carpeted flooring and an opening to an en-suite WC.

En-suite WC

Having a WC, a ceiling light point, a central heating radiator and carpeted flooring.

Bedroom Two

15' 8" x 9' 0" (4.77m x 2.74m)

Having two uPVC/double glazed windows to the rear aspect, a coved ceiling, a ceiling light point with a fan, two central heating radiators, doors opening to two storage cupboards, laminate flooring and a door opening to the en-suite WC.

En-suite WC

Having a WC, a ceiling light point and laminate flooring.

Attic Room

14' 2" x 12' 2" (4.31m x 3.71m)

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



Outside

Front

Having a large block-paved driveway suitable for parking multiple vehicles, a low-level brick wall, a lawn and access to the double garage.

Double Garage

Having two up and over doors and a pedestrian door to the front aspect.

Rear

A large rear garden which has a patio dining area, steps down to a lawn, privacy hedges, a decorative slate chipped area retained by a low-level brick wall and various trees, shrubs and bushes.



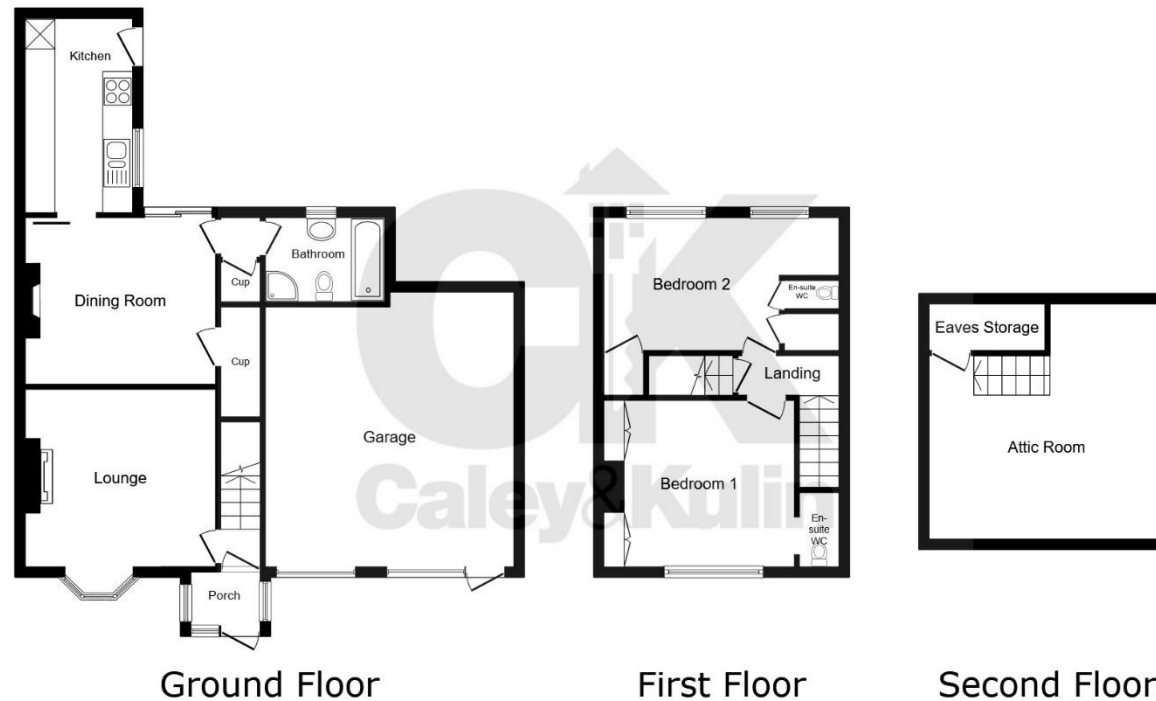








* A spacious family home situated in a desirable location *



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Council Tax Band: B

EPC Rating: E

Tenure: Freehold

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