





Ground Floor

Entrance Hall

Enter the property via a uPVC/partly glazed door to the side aspect and having a ceiling light point, a central heating radiator, vinyl flooring and doors opening to the kitchen/dining room and a storage cupboard.

Lounge

11' 7" x 14' 8" (3.53m x 4.47m)

Having a uPVC/double glazed bay window to the front aspect a ceiling light point, a central heating radiator, laminate flooring, a television aerial point, a wall mounted, electric, living flame fire and a door opening to the kitchen/dining room.

Kitchen/Dining Room

15' 1" x 14' 8" (4.59m x 4.47m)

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, two ceiling light points, a central heating radiator, laminate flooring, a stainless steel, one and a half bowl sink with a mixer tap fitted and a drainer unit, an electric oven integrated in a tall cabinet, a four-burner gas hob with an integrated extraction unit over, space for a fridge/freezer, a plumbing for a washing machine, a carpeted, spindle stairway leading to the first floor and uPVC/double glazed French doors to the rear aspect opening to the conservatory.

Conservatory

11' 1" x 8' 8" (3.38m x 2.64m)

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 side aspect opening to the rear garden.



First Floor

Landing

Having an obscured uPVC/double glazed window to the side aspect, a ceiling light point, an airing cupboard, access to the loft space, carpeted flooring and doors opening to the three bedrooms and the shower room.

Bedroom One

12' 1" x 11' 8" (3.68m x 3.55m)

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, carpeted flooring and fitted wardrobes, a fitted dressing table and a wall storage cupboard.

Bedroom Two

11' 7" x 11' 8" (3.53m x 3.55m)

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

Bedroom Three

8' 3" x 6' 0" (2.51m x 1.83m)

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

Shower Room

Having an obscured uPVC/double glazed window to the rear aspect, ceiling spotlights, a chrome-finished central heating towel rail, a concealed cistern WC, a wash hand basin with a mixer tap fitted and under-sink storage, an additional storage cabinet, a shaver point, an extraction unit, partly tiled walls, laminate flooring and a shower cubicle with a thermostatic shower installed.

Outside

Front

Having a driveway suitable for parking multiple vehicles, a lawn, a carport and access to the garage.

Garage

16' 6" x 8' 3" (5.03m x 2.51m)

Having power, lighting, an up and over door and an obscured window to the rear aspect.

Rear

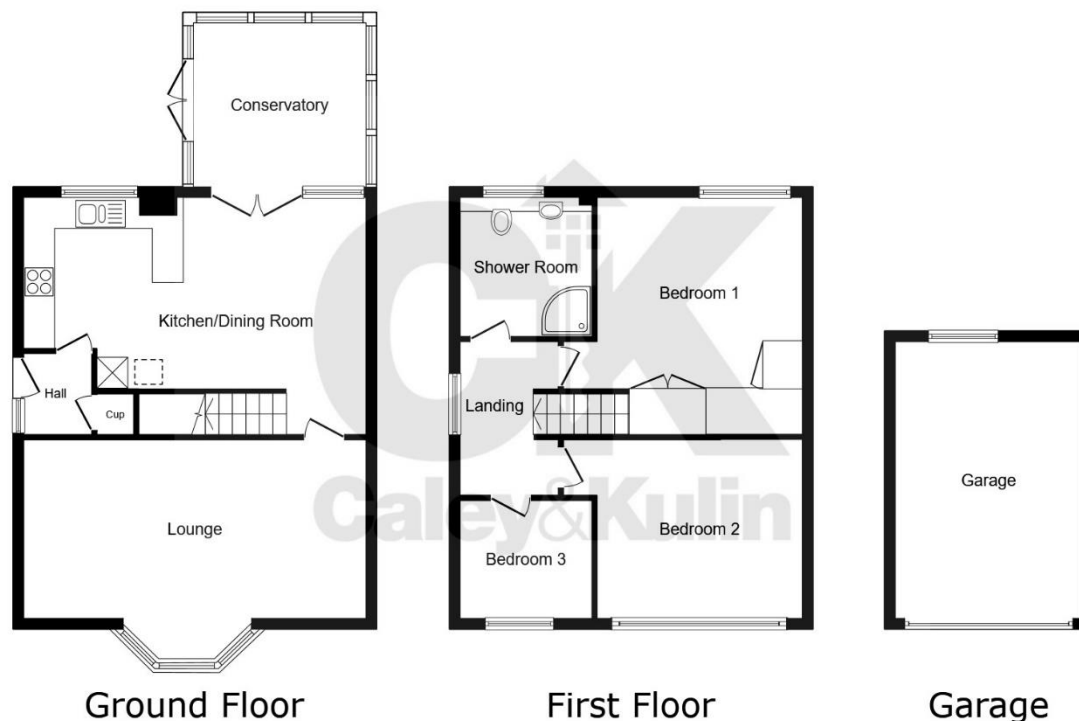
A beautifully landscaped garden which has a decked area, a lawn, a cold-water tap, an electrical point, courtesy lighting, a decorative gravel area and various plants, bushes and shrubs.







* An immaculately presented, three-bedroom family home situated in a very desirable location *



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