





## Ground Floor

### Entrance Porch

Enter via a timber/partly glazed front door and having uPVC/double glazed windows to each side aspect, vinyl flooring and a door opening to the lounge/dining room.

### Lounge/Dining Room

**23' 0" x 13' 4" (7.015m x 4.069m)**

Having three uPVC/double glazed windows, one to the front aspect, one to the side aspect and one to the rear aspect, a coved ceiling with two ceiling light points, wall lighting, two central heating radiators, a gas fire with a fireplace surround, carpeted flooring, decorative dado railing and a door opening to the kitchen.

### Kitchen

**9' 3" x 7' 11" (2.812m x 2.401m)**

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 central heating radiator, a sink with a mixer tap fitted and a drainer unit, tiled splashbacks, a built-under electric oven with an electric hob over, plumbing for both a washing machine and a dishwasher, an integrated, under-counter fridge, laminate flooring and a door opening to the conservatory.

### Conservatory

**13' 3" x 5' 1" (4.030m x 1.537m)**

Being constructed from a low-level brick wall base and uPVC/double glazed windows to the side and rear aspects and having tiled flooring, a door opening to the guest WC and a uPVC/double glazed door to the side aspect opening to the rear garden.

### Downstairs WC

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



## First Floor

### Landing

Having a window to the front aspect, a ceiling light point, a central heating radiator, access to the loft space and doors opening to both bedrooms and the family bathroom.

### Bedroom One

**11' 4" x 9' 4" (3.462m x 2.847m)**

Having a uPVC/double glazed window to the front aspect, a coved ceiling with a ceiling light point, a central heating radiator, carpeted flooring and a fitted bedroom suite which includes: wardrobes, floor and wall storage cupboards, shelving and a dressing table with drawer cabinets.

### Bedroom Two

**11' 3" x 10' 3" (3.436m x 3.128m)**

Having a uPVC/double glazed window to the rear aspect, a coved ceiling with a ceiling light point, a central heating radiator, carpeted flooring, a fitted wardrobe with sliding mirror doors and a fitted storage cupboard and dressing table.

### Bathroom

**8' 2" x 8' 1" (2.477m x 2.461m)**

Having a uPVC/double glazed window to the side aspect, a ceiling light point, a central heating radiator, a WC, a wash hand basin, a bath, a separate shower cubicle with an electric shower installed, a storage cupboard and decorative dado railing.

## Outside

### Front

Having a driveway leading to low-level, wrought iron gates opening to the rear garden and the double garage, a lawn retained by a low-level brick wall and a planted, decorative gravel area.

### Double Garage

**17' 6" x 18' 5" (5.345m x 5.620m)**

Having power, lighting, two up and over doors to the front aspect, two windows to the side aspects and a door to the rear aspect.

### Rear

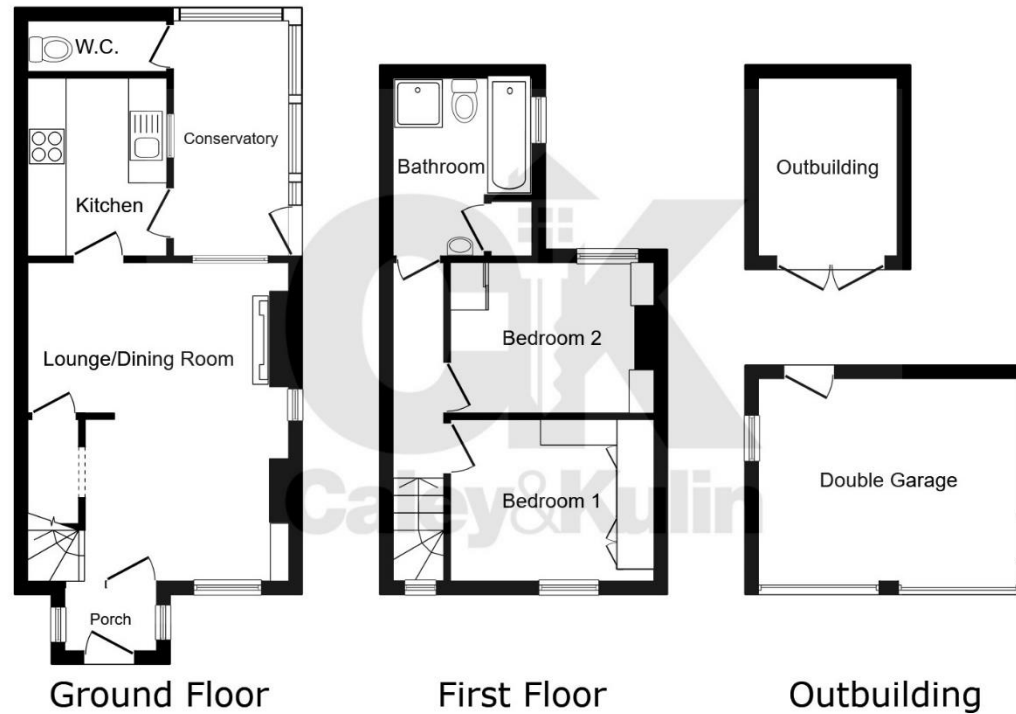
A huge and private rear garden which has a driveway suitable for parking multiple vehicles, a lawn, a summerhouse, a brick-built outbuilding, a wooden shed, planted borders, various, mature trees, shrubs and bushes, access to the double garage and access to the front of the property via low-level, wrought iron gates.







\* A spacious family home which has a huge rear garden and is situated in a very desirable location \*



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**Council Tax Band:** C

**EPC Rating:** EPC Awaited

**Tenure:** Freehold

**Version:** CK2052/001



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