

Ground Floor

Entrance Hallway

Enter the property via a composite/partly double glazed front door and having ceiling spotlights, a central heating radiator, tiled flooring, a carpeted stairway leading to the first floor and doors opening to the lounge, the kitchen/dining room, the guest WC and a storage cupboard.

Lounge

12' 5" x 8' 6" (3.78m x 2.59m)

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

Kitchen/Dining Room

9' 11" x 14' 0" (3.02m x 4.26m)

Being fitted with a range of gloss-finished, handle-less, wall, base and drawer cabinets with laminate work surface over and having uPVC/double glazed French doors to the rear aspect opening to the garden, ceiling spotlights, a central heating radiator, tiled flooring, a stainless steel sink with a mixer tap fitted and a drainer unit, a built-under, electric oven with a four-burner gas hob and a stainless steel, chimney style extraction unit over, an integrated dishwasher, plumbing for a washing machine and an integrated fridge/freezer.

Guest WC

Having an obscured uPVC/double glazed window to the side aspect, a WC, a wash hand basin with a mixer tap fitted and under-sink storage, ceiling spotlight points, a chrome-finished central heating towel rail and tiled flooring.

First Floor

Landing

Having a uPVC/double glazed window to the front aspect, ceiling spotlights, a central heating radiator, carpeted flooring, a carpeted stairway leading to the second floor, an airing cupboard and doors opening to family bathroom and bedrooms two and three.

Bedroom Two

13' 5" x 8' 1" (4.09m x 2.46m)

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

Bedroom Three

12' 7" x 8' 1" (3.83m x 2.46m)

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 rear aspect, ceiling spotlights, a chrome-finished central heating towel rail, a WC, a wash hand basin with a mixer tap fitted, vinyl flooring, an extraction unit and a bath with a mixer tap fitted which has a shower head and a glass shower screen installed.

Second Floor

Bedroom One

15' 2" x 11' 7" (4.62m x 3.53m)

Having a uPVC/double glazed window to the front aspect, ceiling spotlights, a central heating radiator, access to the loft space, an opening to the dressing area and carpeted flooring.

Dressing Area

9' 3" x 5' 0" (2.82m x 1.52m)

Having a Velux style, double glazed window to the rear aspect, ceiling spotlights, carpeted flooring and a door opening to the en-suite shower room.

En-suite Shower Room

Having a Velux style, double glazed window to the rear aspect, ceiling spotlights, a chrome-finished central heating towel rail, a WC, a wash hand basin with a mixer tap fitted, vinyl flooring, an extraction unit and a shower cubicle with an electric shower installed.

Outside

Front

Having a low-level brick wall with decorative wrought iron railings, a storm porch over the front entrance and courtesy lighting.

Rear

Having a patio area, a decorative gravel area, a wooden shed, courtesy lighting, a cold-water tap and a wooden gate to the rear which accesses the two allocated parking spaces.

Parking

Having two allocated parking spaces to the rear of the property.

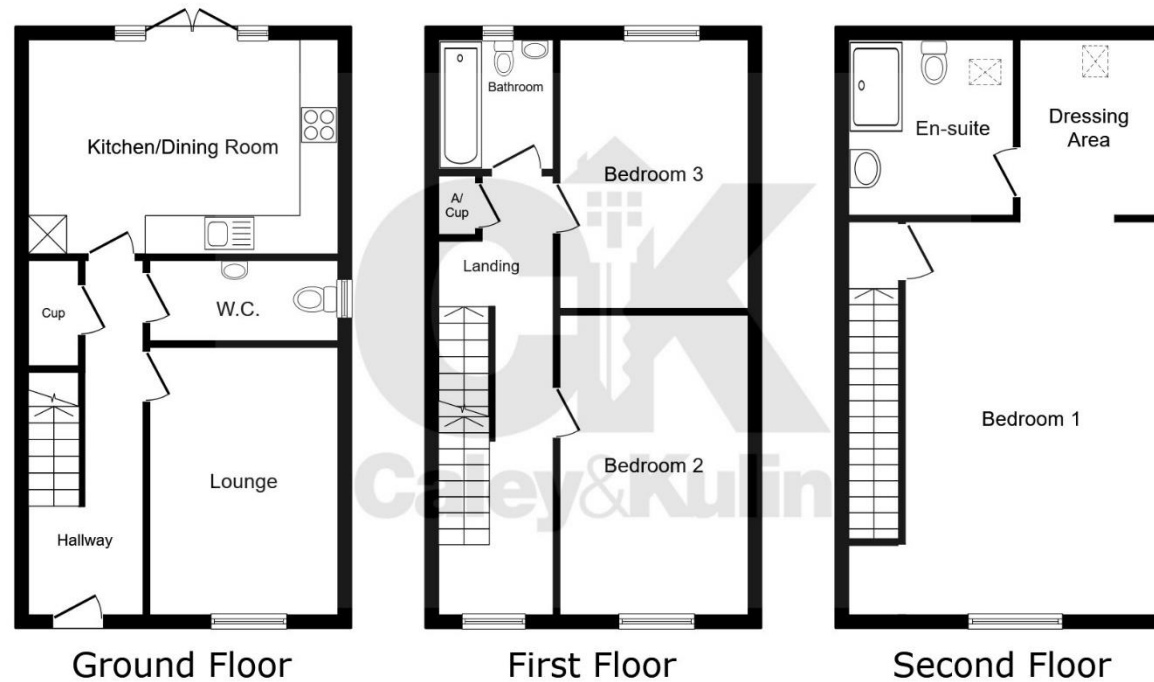








* An immaculately presented family home which is built over three storeys *



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Council Tax Band: C

EPC Rating: A

Tenure: Freehold

Version: CK2055/001



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