







### Ground Floor

#### Entrance Hall

Enter the property via a composite/partly double glazed front door and having a ceiling light point, carpeted flooring, a carpeted stairway leading to the first floor and a door opening to the lounge/kitchen.

#### Lounge/Kitchen 11' 2" x 12' 2" (3.40m x 3.71m)

#### Kitchen

Being fitted with a range of wall, base and drawer cabinets with laminate work surface over and matching upstands and having a uPVC/double glazed window to the front aspect, a ceiling light point, laminate flooring, a one and a half bowl 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 and a stainless steel splashback behind, plumbing for both a dishwasher and a washing machine, space for an under-counter fridge or freezer, space for a tumble dryer, a peninsula with breakfast bar seating and an under-stairway storage cupboard.

#### Lounge

Having a ceiling light point, two central heating radiators with decorative covers fitted, a television aerial point, laminate flooring, a door opening to the guest WC and uPVC/double glazed French doors to the rear aspect opening to the conservatory.

#### Guest WC

Having a WC, a wash hand basin with a mixer tap fitted and a tiled splashback, a ceiling light point, a central heating radiator and laminate flooring.

#### Conservatory

#### 9' 6" x 9' 4" (2.89m x 2.84m)

Being constructed from uPVC and having obscure uPVC/ double glazed full-height windows to the rear aspect, a solid tiled roof, laminate flooring, a ceiling light point with a fan and obscured uPVC/double glazed French doors to the rear aspect opening to the garden.



## First Floor

### Landing

Having a ceiling light point, carpeted flooring, a carpeted stairway leading to the second floor and doors opening to bedrooms two, three and the family bathroom.

### Bedroom Two

**7' 9" x 12' 2" (2.36m x 3.71m)**

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

### Bedroom Three

**7' 8" x 12' 2" max (2.34m x 3.71m max)**

Having two uPVC/double glazed windows to the front aspect, a ceiling light point, a central heating radiator with a decorative cover fitted and carpeted flooring.

### Family Bathroom

Having an obscured uPVC/double glazed window to the side aspect, a ceiling light point, a central heating radiator, a WC, a wash hand basin with a mixer tap fitted, vinyl flooring, an extraction unit and a bath with a mixer tap fitted and a thermostatic shower over.

## Second Floor

### Landing

Having a ceiling light point, carpeted flooring and doors opening to a storage cupboard and bedroom one.

### Bedroom One

**16' 0" x 8' 10" (4.87m x 2.69m)**

Having three Velux style timber/double glazed windows two to the front aspect and one to the rear aspect, a ceiling light point, a central heating radiator, carpeted flooring and access to the loft space.

## Outside

### Front

Having an allocated parking space on a tarmac driveway and a storm porch over the front entrance.

### Rear

A low maintenance rear garden which is mainly artificial grass.



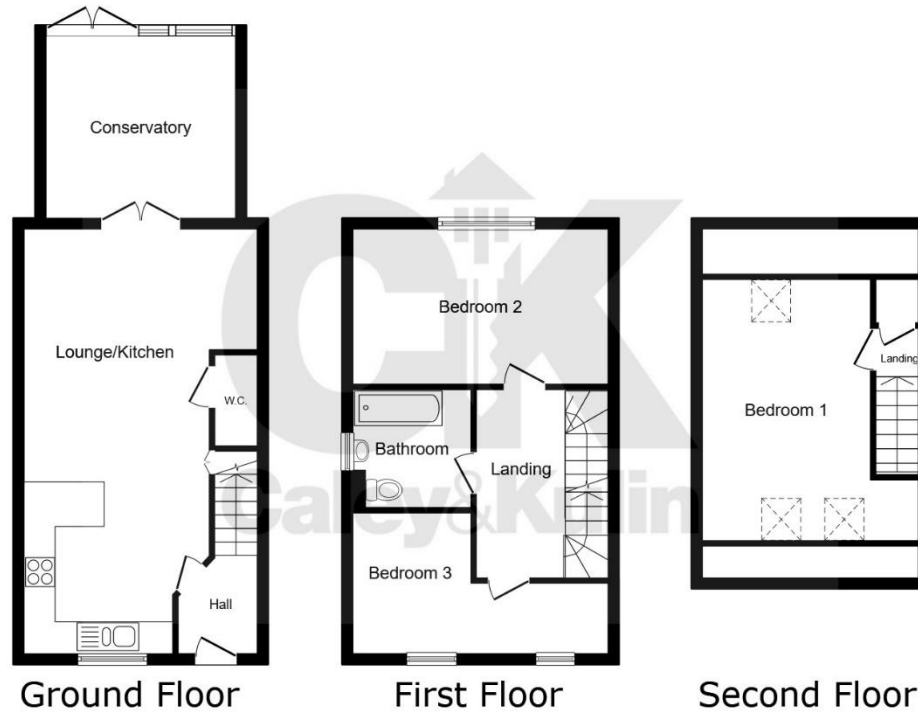








\* A beautifully presented family home built over three storeys \*



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**Council Tax Band:** B

**EPC Rating:** B

**Tenure:** Freehold

**Version:** CK2246/001



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