





## Ground Floor

### Entrance Hall

Enter the property via a uPVC/partly double glazed door to the rear aspect and having a uPVC/double glazed window to the side aspect, a ceiling light point, a central heating radiator, carpeted flooring, a carpeted stairway leading to the first floor, decorative dado railing and folding doors opening to the dining room and the kitchen/breakfast room.

### Dining Room

**14' 7" x 12' 0" (4.433m x 3.652m)**

Having a uPVC/double glazed window to the side aspect, a coved ceiling with a ceiling light point, a central heating radiator, carpeted flooring and a folding door opening to the lounge.

### Lounge

**14' 7" x 14' 5" (4.438m x 4.403m)**

Having two uPVC/double glazed windows to the front aspect, a coved ceiling with a ceiling light point, wall lighting, a central heating radiator, a gas fire with a fireplace surround and carpeted flooring.

### Kitchen/Breakfast Room

**10' 11" x 12' 1" (3.327m x 3.675m)**

Being fitted with a range of wall, base and drawer cabinets with laminate work surface over and having two uPVC/double glazed windows one to the side aspect and one to the rear aspect, a ceiling light point, a central heating radiator, tiled flooring, a one and a half bowl sink with a mixer tap fitted and a drainer unit, a double oven integrated in a tall cabinet, an electric hob and doors opening to the utility and a pantry.

### Utility

**6' 7" x 6' 4" (1.999m x 1.942m)**

Being fitted with a wall and base cabinets with laminate work surface over and having two uPVC/double glazed windows one to the front aspect and one to the side aspect, a ceiling light point, a central heating radiator, tiled flooring, tiled splashbacks, a one and a half bowl sink with a mixer tap fitted and a drainer unit, plumbing for a washing machine, space for a tumble dryer and a uPVC/double glazed door to the side aspect opening to the rear garden.

## First Floor

### Landing

Having a ceiling light point, carpeted flooring, decorative dado railing and doors opening to the three bedrooms and the shower room.

### Bedroom One

**14' 7" x 14' 5" (4.433m x 4.383m)**

Having two uPVC/double glazed windows to the front aspect, a ceiling light point, a central heating radiator, built-in wardrobes, a television aerial point and carpeted flooring.

### Bedroom Two

**10' 8" x 11' 4" (3.248m x 3.455m)**

Having a uPVC/double glazed window to the side aspect, a ceiling light point, a central heating radiator, a built-in wardrobe, a storage space and carpeted flooring.

### Bedroom Three

**9' 11" x 6' 7" (3.035m x 1.995m)**

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

### Shower Room

**7' 9" x 11' 2" (2.367m x 3.402m)**

Having two obscure uPVC/double glazed windows one to the side aspect and one to the rear aspect, a ceiling light point, a central heating radiator, a WC, a wash hand basin, the airing cupboard, partly tiled walls, carpeted flooring and a corner shower cubicle.

## Outside

### Front

Having low-level wrought-iron gates opening to a gravel driveway and double wooden gates opening to the rear of the property and giving access to the garage.

### Garage

**18' 5" x 10' 6" (5.609m x 3.205m)**

Having double doors to the front aspect.

### Rear

A beautifully maintained garden which has a block-paved driveway leading to the detached garage, a lawn, a wooden summerhouse, security lighting, an outside WC, various plants, shrubs and bushes and access to the front of the property via double, wooden gates.

### Outside WC

**2' 9" x 6' 10" (0.835m x 2.080m)**

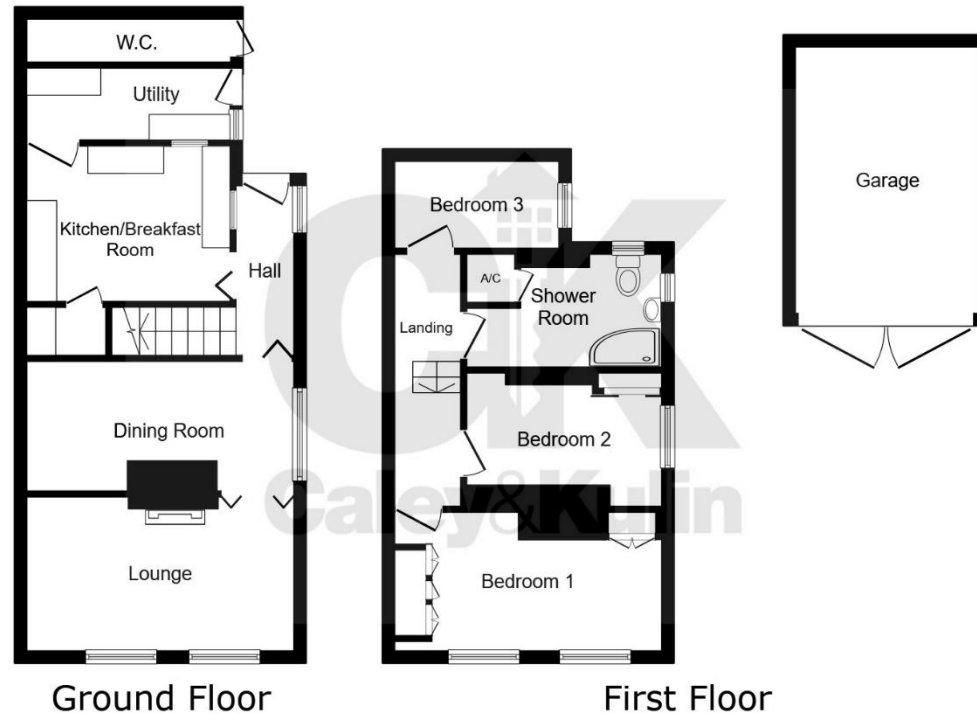
Having a WC, a ceiling light point and tiled flooring.







\* A spacious, immaculately presented, three-bedroom family home \*



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**Council Tax Band:** B

**EPC Rating:** Awaiting EPC

**Tenure:** Freehold

**Version:** CK2103/001



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