





Ground Floor

Entrance Hall

Enter the property via a glazed door to the side aspect and having a ceiling light point, a window to the side aspect, laminate flooring, an opening to the kitchen/diner and doors opening to the lounge and the guest WC.

Lounge

10' 8" x 13' 6" not including stairs (3.25m x 4.11m)

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, laminate flooring, a television aerial point, decorative panelling to part of the walls and a carpeted stairway leading to the first floor.

Kitchen/Diner

12' 4" x 8' 6" (3.76m x 2.59m)

Being fitted with a range of wall, base and drawer cabinets with solid wood surface over and having a uPVC/double glazed window to the front aspect, a ceiling light point, under cabinet accent lighting, a double bowl, Belfast style sink with a mixer tap fitted, an electric oven integrated in a tall cabinet, an electric hob with a stainless steel, chimney style extraction unit over, plumbing for both a dishwasher and a washing machine and vinyl flooring.

Guest WC

Having a window to the side aspect, a WC, a ceiling light point and vinyl flooring.



First Floor

Landing

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

Bedroom One

12' 4" x 9' 0" (3.76m x 2.74m)

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

Bedroom Two

11' 7" x 7' 3" (3.53m x 2.21m)

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

Bedroom Three

15' 4" x 7' 3" (4.67m x 2.21m)

Having a uPVC/double glazed window to the front 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, a ceiling light point, a chrome-finished central heating towel rail, a WC, a sit-on sink with a mixer tap fitted, wooden flooring, a shower cubicle with a thermostatic shower installed, partly tiled walls and a freestanding roll-top bath with clawed feet and a mixer tap fitted which has a hand-held shower head.

Outside

Front

Having a block-paved driveway suitable for parking multiple vehicles a low-level brick wall, access to the garage and access to the rear of the property via a wrought iron side gate.

Garage

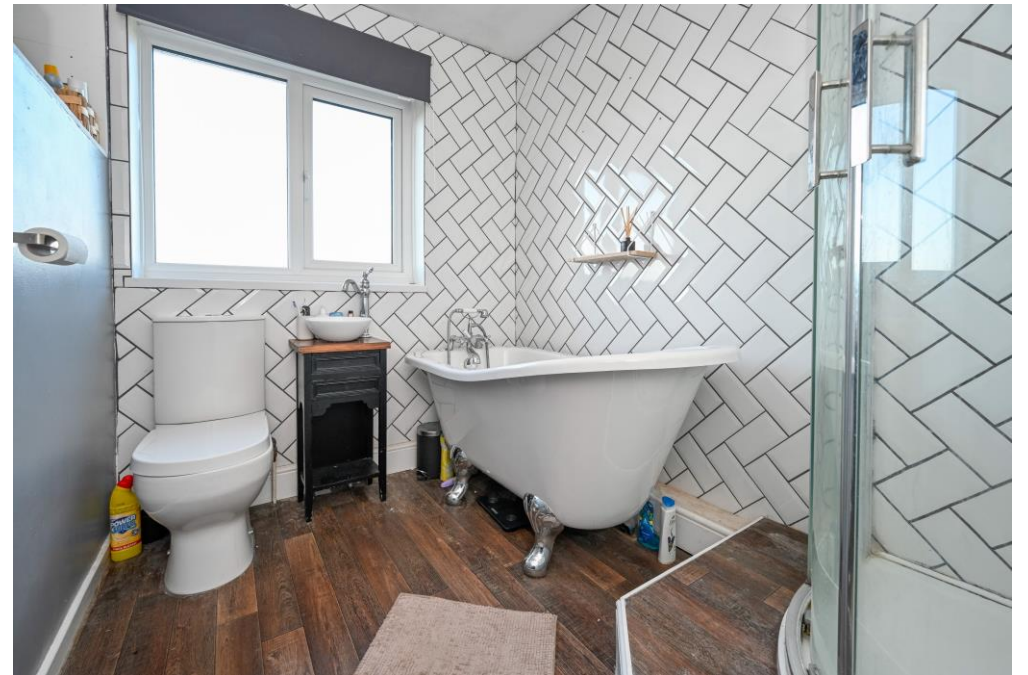
14' 1" x 7' 11" (4.29m x 2.41m)

Having power, lighting, the electric fuse box and double doors to the front aspect.

Rear

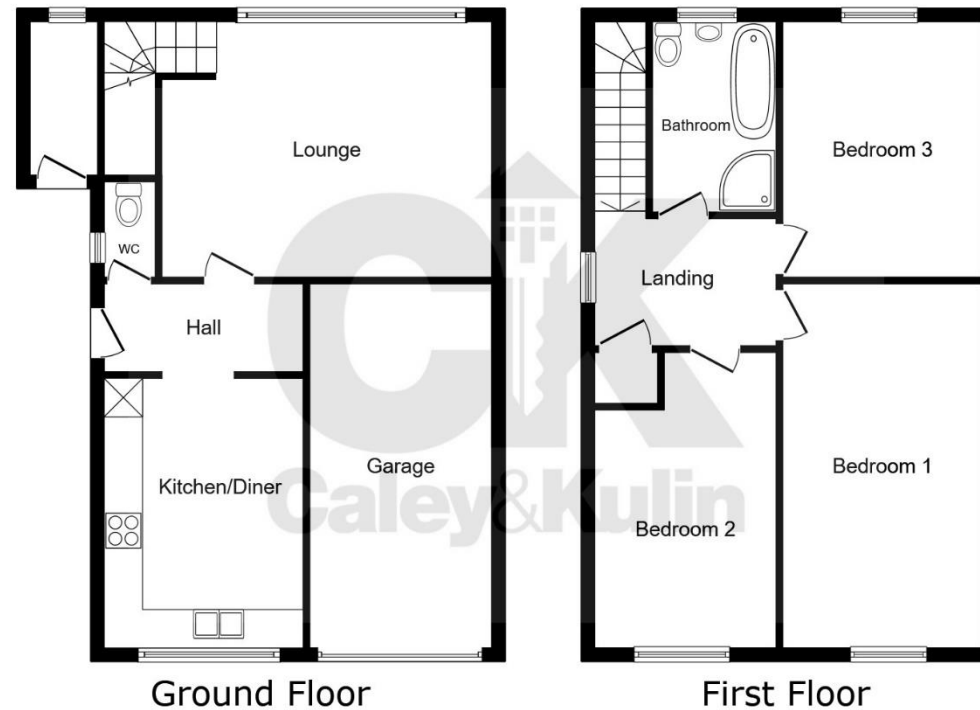
A large, tiered garden which has a patio dining area enclosed by a low-level wooden fence, steps down to a decorative gravel area, steps down to a lawn, an additional decorative gravel area, security lighting, various trees, shrubs and bushes and access to the front of the property via a wrought-iron side gate.







* A beautifully presented, three-bedroom family home *



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Council Tax Band: B

EPC Rating: Awaiting EPC

Tenure: Freehold

Version: CK2242/001



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