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**HALLWAY**

Composite door, radiator, under-stairs storage cupboard, and stairs to the first floor.

**LIVING ROOM**

16'2 x 11'11 (into bay) (4.93m x 3.63m (into bay))  
uPVC double-glazed bay window, gas fire, and a radiator.



**KITCHEN DINER**

10'5 x 18'3 (max) (3.18m x 5.56m (max) )  
uPVC double glazed window, a range of fitted base and wall units, space for a cooker, NEFF stainless steel extractor fan, 1.5 bowl stainless steel sink and drainer with mixer tap, integral fridge, integral dishwasher, vertical radiator, wood burner in the dining area, and part tiled, part wood effect flooring.



**CONSERVATORY**

9'3 x 7'2 (2.82m x 2.18m)  
uPVC door and double glazed windows, two Velux windows, radiator, and wood effect flooring.



**UTILITY ROOM**

uPVC double door and double glazed window, plumbing for a washing machine, tiled flooring, and access to the integral garage.

**SHOWER ROOM**

6'6 x 4'5 (1.98m x 1.35m)  
uPVC double glazed window, corner shower cubicle with wall mounted shower, WC with push flush, wash basin with mixer tap, ladder style radiator, and tiled walls.



**INTEGRAL GARAGE**

17'3 x 10'1 (5.26m x 3.07m)  
Up and over garage door, uPVC double glazed window, and light and power.

**FIRST FLOOR LANDING**

Loft access with drop down ladder.

**BEDROOM ONE**

13'4 x 15'2 (4.06m x 4.62m)  
Two uPVC double glazed windows, two radiators, and access to eaves storage.



**BEDROOM TWO**

10'10 x 10'7 (3.30m x 3.23m)  
uPVC double glazed window and radiator.



**BEDROOM THREE**

9'11 x 10'7 (3.02m x 3.23m)  
uPVC double glazed window and radiator.



**BEDROOM FOUR**

6'7 x 7'2 (2.01m x 2.18m)  
uPVC double glazed window, fitted wardrobe, and radiator.

**BATHROOM**

6'7 x 7'2 (2.01m x 2.18m )  
uPVC double glazed window, bath with wall mounted shower, wash basin with mixer tap, WC with push flush, ladder style radiator, built in cupboard, and tiled flooring.



**EXTERIOR**

The front of the property offers off road parking and access to the integral garage, while the rear features a low maintenance garden featuring a patio and lawn. Exterior



**NOTES**

Tenure: Freehold  
Council Tax Band: C  
EPC Rating: C