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** The Annexe accommodation with Lantern Roofs to the kitchen and lounge

** Large Main Bedroom

** Modern Fitted Bathroom

Hall

Double-glazed entrance door at the side into the entrance porch with double-glazed windows to two elevations, glass door opening into the main Hall with stairs connecting to the first floor, doors to the dining room and to the lounge, tiling to floors, radiator.

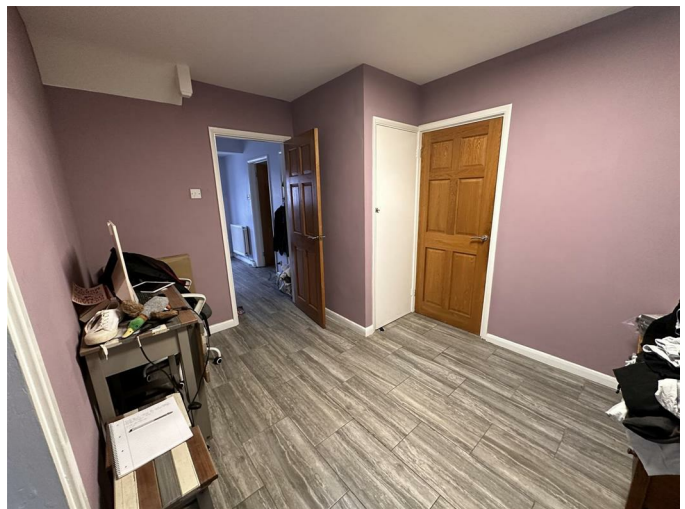
Lounge 21' x 13'3 (6.40m x 4.04m)



A good-sized lounge with a double-glazed bay window to the front elevation, a further double-glazed window to the side, two radiators, coving to ceiling, tiling to floors, access to the dining room.



Dining Room 11'1 x 8'11 (3.38m x 2.72m)



Block glass screening facing to the rear, opening through to the kitchen, large storage cupboard.

Kitchen 14'8 x 8'11 (4.47m x 2.72m)



Double glazed window to the rear and side elevations, space for domestic appliances, tiling to floors, a range of light wood style fronted units and drawers at base level with worksurfaces over, inset stainless steel one and a quarter drainer sink with mixer tap, tiling to splashback, matching units at eye level, door to lobby, further door connecting into the utility room.

Utility Room 8'9 x 8'4 (2.67m x 2.54m)

Double glazed door to side, tiling to floor, stainless steel sink with units under, space for domestic appliances.

Outer Lobby

Connecting to the wet room and the cloakroom.

Cloakroom



Suite comprising low level wc and wash hand basin, double glazed window to the rear.

Wet Room



Tiled to walls and floor in ceramics, double glazed door and window to rear, wall mounted shower, spotlights, towards the entrance is a column radiator.

First Floor Landing



Double glazed door and adjacent window opening into the balcony, doors off to accommodation, storage/airing cupboard housing gas fired boiler, access to loft.

Balcony

Spans the full width of the front of the property and is enclosed by wrought iron style railings.

Bedroom One 12'11 x 9'11 (3.94m x 3.02m)



Double glazed window to front, radiator, built-in wardrobes.

Bedroom Two 14'1 x 9'4 (4.29m x 2.84m)



Double glazed to rear, two radiators, recessed wardrobe areas.

Bedroom Three 13'5 x 9' (4.09m x 2.74m)



Good sized double bedroom, double glazed to front, radiator.

Bathroom



Obscure double-glazed window to side, chrome wall-mounted towel rail, shaped panelled bath with shower screen and wall-mounted shower, pedestal wash hand basin, push flush close coupled low-level wc , tiling to floors.

Annexe

Hall



Entrance door into hall with cupboard housing gas fired boiler, further glass door that connects into the kitchen area.

Kitchen Area 10'6 x 8'3 (3.20m x 2.51m)



Bantam style roof, stylish range of units and drawers at base level with worksurfaces over, inset white sink, inset ceramic hob with oven underneath, matching units at eye level, opening through into the lounge and doors to the bathroom and bedroom, plus storage cupboard.





Lounge 12'4 x 7'8 (3.76m x 2.34m)



Double glazed window to rear, with lantern roof, flat plastered ceiling with inset spotlights.

Bathroom



Three-piece suite comprising bath with shower screen and wall mounted shower, low level close coupled wc, vanity unit with inset wash hand basin, chrome towel rail, flat plastered ceiling with inset spotlights, tiling to walls and floors.

Bedroom



Double glazed French doors opening onto the garden, radiator, flat plastered ceiling with inset spotlights.

Exterior

Front Garden

Ample parking to front, side access to the rear garden.

Rear Garden



Mainly laid to paving and artificial lawns, fencing to the boundaries.

Cabin / External office with power and insulated

Garage

The garage is limited in length with up and over door.

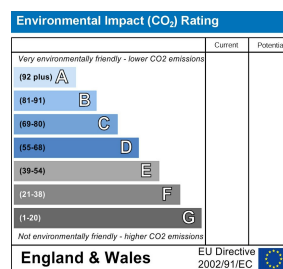
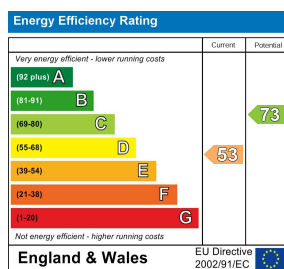
GROUND FLOOR



1ST FLOOR



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