







### Property Description

The property sits within a welcoming terrace that are surrounded by decorative brickwork. Stepping inside, a vestibule offers space for coats and boots before a hallway invites you into the home. The living room at the front of the property is a generous size and is complemented by the large window allowing plenty of light to flood in, a grand feature fireplace finishes the space perfectly.

The hub of the home is certainly the very generous, kitchen & diner at the rear of the property. This large space is excellent for entertaining or for family living, offering ample space for a range of furniture. The kitchen area has a range of fitted units. The second reception room, currently arranged with a snug, creates a beautiful atmosphere and an excellent space to relax and unwind.

The large courtyard is finished to low maintenance approach in mind and benefits a gate offering rear pedestrian access.

### Entrance

Door leading into: -

### Porch

Door leading into: -

### Hallway

Stairs rise to the first floor. Two storage cupboards. Door leading into: -

### Lounge

12' 3" x 11' 4" (3.73m x 3.45m)

Front aspect double glazed window. Skirt boarding. Covings. Carpeted. Wall mounted radiator. Electrical points.

### Second Reception Room

9' 4" x 11' 2" (2.84m x 3.40m)

Rear aspect double glazed window. Wall mounted radiator. Wooden style flooring. Covings. Skirt boarding,

### Dining Room

8' 9" x 9' (2.67m x 2.74m)

Wooden style flooring. Side aspect double glazed window. Television point. Electrical points. Arch leading into: -



## Kitchen

9' 4" x 8' 9" (2.84m x 2.67m)

Fully fitted kitchen with a range of wall and base units with worksurfaces over. Tiling. Inset stainless steel sink and drainer unit. Space for an electric cooker. Space and plumbing for a washing machine. Continuation of wooden style flooring. Side aspect double glazed window. Rear aspect double glazed window.

## First Floor

### Landing

Carpeted. Loft access. Door leading into: -

### Bedroom One

14' 9" x 12' 3" (4.50m x 3.73m)

Front aspect double glazed bay window. Coving. Skirt boarding. Wall mounted radiator. Feature fireplace. Carpeted.

### Bedroom Two

9' 7" x 11' 6" (2.92m x 3.51m)

Rear aspect double glazed window. Feature fireplace. Wall mounted radiator. Coving. Skirt boarding. Carpeted.

### Bedroom Three

8' 9" x 8' 5" (2.67m x 2.57m)

Rear aspect double glazed window. Wall mounted radiator. Coving. Skirt boarding. Carpeted.

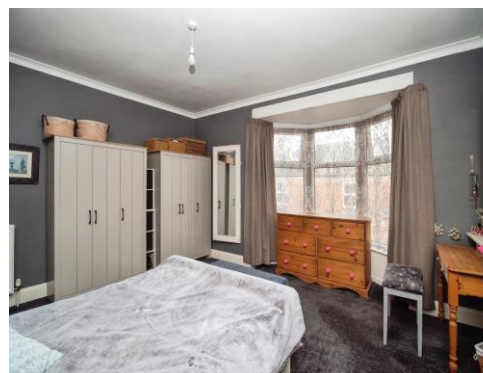
### Bathroom

Suite comprising shower cubicle, low level WC and wash hand basin. Skirt boarding. Two side aspect double glazed windows. Wall mounted radiator.

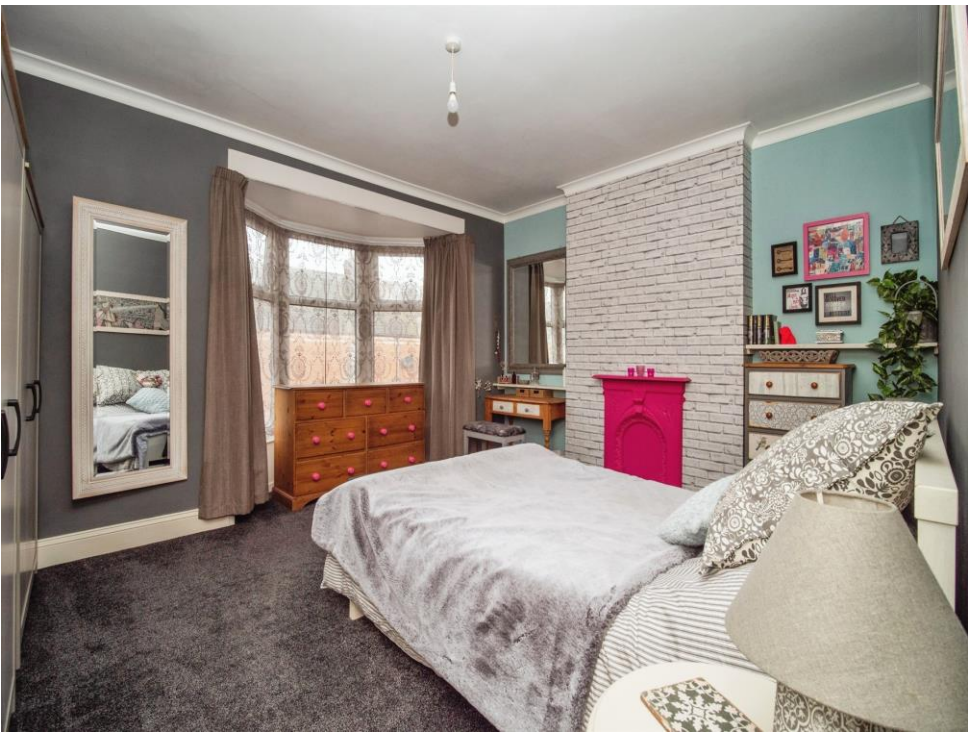
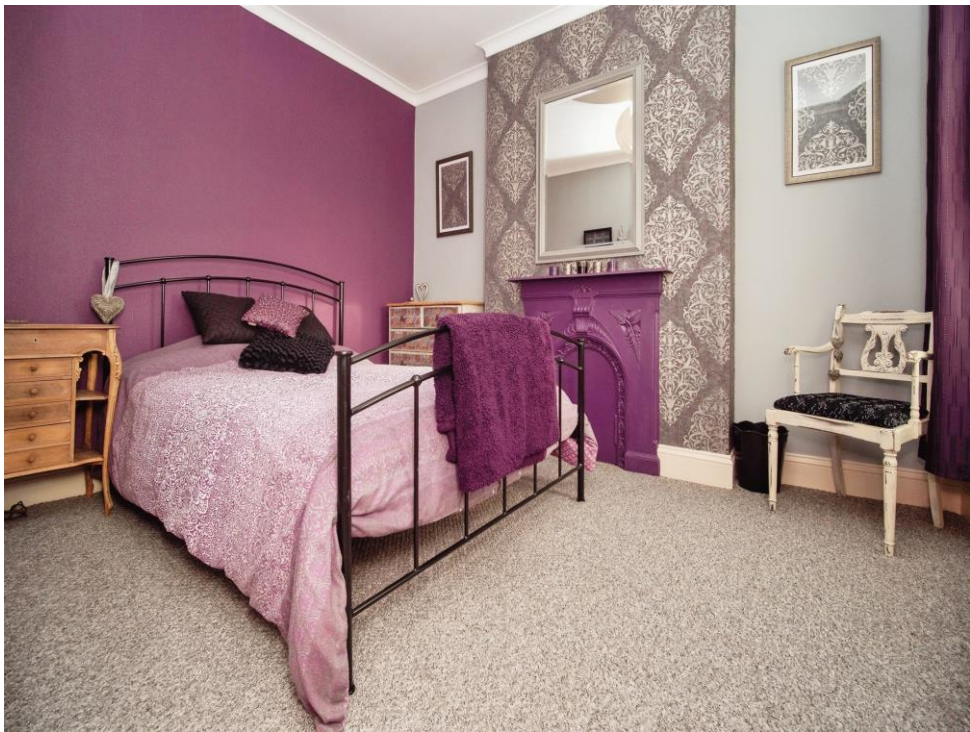
## Outside

### Rear Garden

Pleasant tranquil garden enjoying a southerly aspect, low maintenance with shingled and decked areas fully enclosed. Rear pedestrian gated access.















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**EPC Rating: D**

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Tenure: Freehold



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