





Property Description

Stepping over the threshold, you find yourself in the front-aspect living room. The space provides a welcome entrance to the property, with stairs to the right ascending to the first floor, a front-aspect window spilling light into the room and plentiful space for furnishings.

Beyond the living room, you find the modern fitted kitchen with door onto the conservatory. The kitchen comprises white gloss cabinets and grey granite-effect worktop over and provides space for freestanding appliances. The conservatory is well-proportioned with a rear aspect window and sliding doors leading into the garden.

Ascending to the first floor, the landing branches into two bedrooms and the family bathroom. The main bedroom is a generous size, currently hosting a double bed, dressing unit, two bedside tables as well as built in storage space and front aspect window.

Bedroom two is well-proportioned with ample space for a bed and a rear aspect window overlooking the private rear garden. The family bathroom is well-presented, with a panelled bath unit with shower overhead; wash-hand basin and WC.

Externally the property presents a front and rear garden laid to lawn, and also benefits from a nearby garage located in a block.

Entrance

Glazed upvc door into: -

Living Room

14' 9" x 12' 2" (4.50m x 3.71m)

Front aspect double glazed window. Power points. Television point. Stairs rise to the first floor. Glazed door leading into: -

Kitchen

7' 8" x 12' 2" (2.34m x 3.71m)

Rear aspect window. Fitted kitchen with a range of wall and base units incorporating a sink drainer with worksurfaces over. Space for freestanding cooker and white appliances. Power points. Door to conservatory.

Conservatory

9' 10" x 10' 2" (3.00m x 3.10m)

Rear aspect window, power points, wooden style flooring and french door leading into the garden.



First Floor

Landing

Stairs from ground floor with storage and doors leading to: -

Bedroom One

12' 1" x 9' (3.68m x 2.74m)

Front aspect window, built in storage space, power points and wall mounted radiator.

Bedroom Two

9' 10" x 7' 3" (3.00m x 2.21m)

Rear aspect window, wall mounted radiator and carpeted.

Bathroom

Rear aspect window. Fully tiled bathroom with suite comprising panel enclosed bath with shower over, WC and wash hand basin.

Outside

Front Garden

The front garden is laid to lawn with path to front door.

Southerly Rear Garden

Brick walled garden which has patio to front of garden and rest laid to lawn with a path leading to gated rear access.

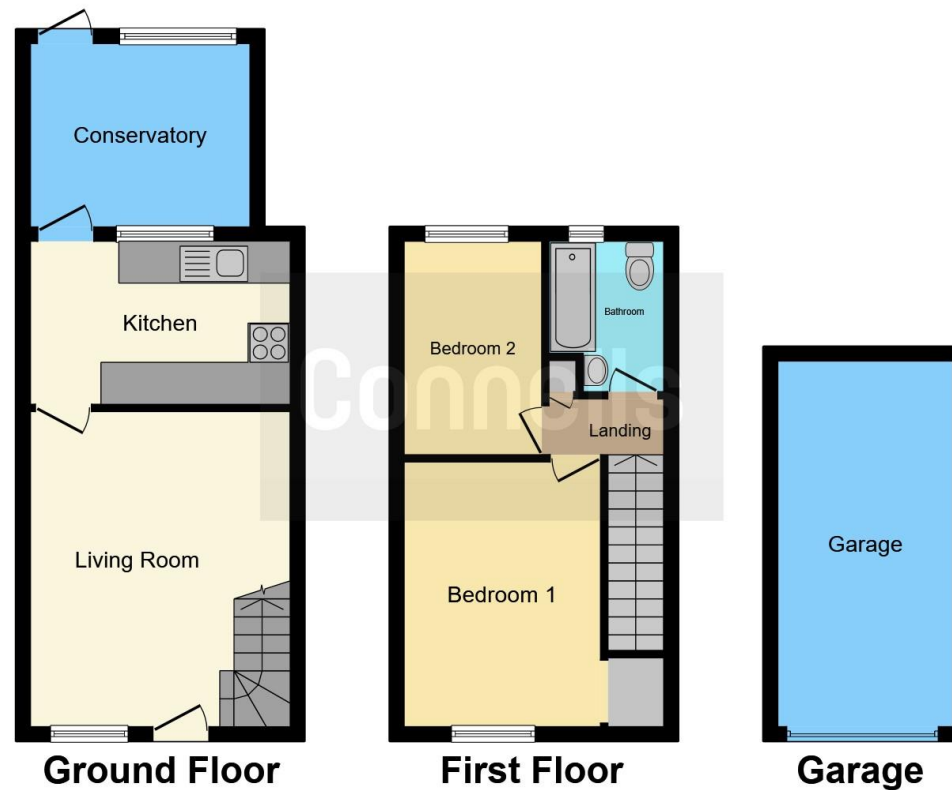
Garage

Up and over door. This garage is located in block close to property.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: Awaited
 Council Tax Band: A

Tenure: Freehold

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