





**Modern open plan home with kitchen/dining/family area with a media wall and French doors to the rear garden. Two double bedrooms including master with ensuite and fully tiled family bathroom. Also offering enclosed rear garden providing access to garage and parking complete this home.**

#### **Entrance Hall**

Door to front, cupboard with plumbing for washing machine, door to kitchen area and cloakroom, central heating boiler.

#### **Cloakroom**

Window to front, wash hand basin, WC, tiled splash back, tiled flooring, radiator.

#### **Kitchen/ Dining / Family Room**

21' 5" Max x 13' Max ( 6.53m Max x 3.96m Max )

French door to rear, windows to rear, Gloss fitted kitchen with a range of wall and base units, complementary work surface, sink with one and a half bowl and drainer, glass splash back, integrated fridge/freezer and slim dishwasher, electric oven, induction hob, stainless cooker hood, extractor fan, spot lights, media wall unit, french door to rear, radiator.

#### **Landing**

Stairs to kitchen area, loft access, radiator.



## Bedroom One

10' 2" x 9' 9" ( 3.10m x 2.97m )

Window to rear, radiator.

## Ensuite

Window to rear, shower cubicle, wash hand basin, WC, fully tiled. extractor fan, chrome heated rail.

## Bedroom Two

11' 3" + Wardrobe x 8' 3" ( 3.43m + Wardrobe x 2.51m )

Window to front, double built in wardrobe with sliding mirrored door.

## Bathroom

Bath with mixer tap and shower over, glass screen, wash hand basin, WC, extractor fan, tiled flooring, fully tiled, chrome heated towel rail.

## Rear Garden

Fence enclosed, artificial grass, patio area, gate to side and front leading to parking, hot water tap, shed, door to garage.

## Garage And Parking

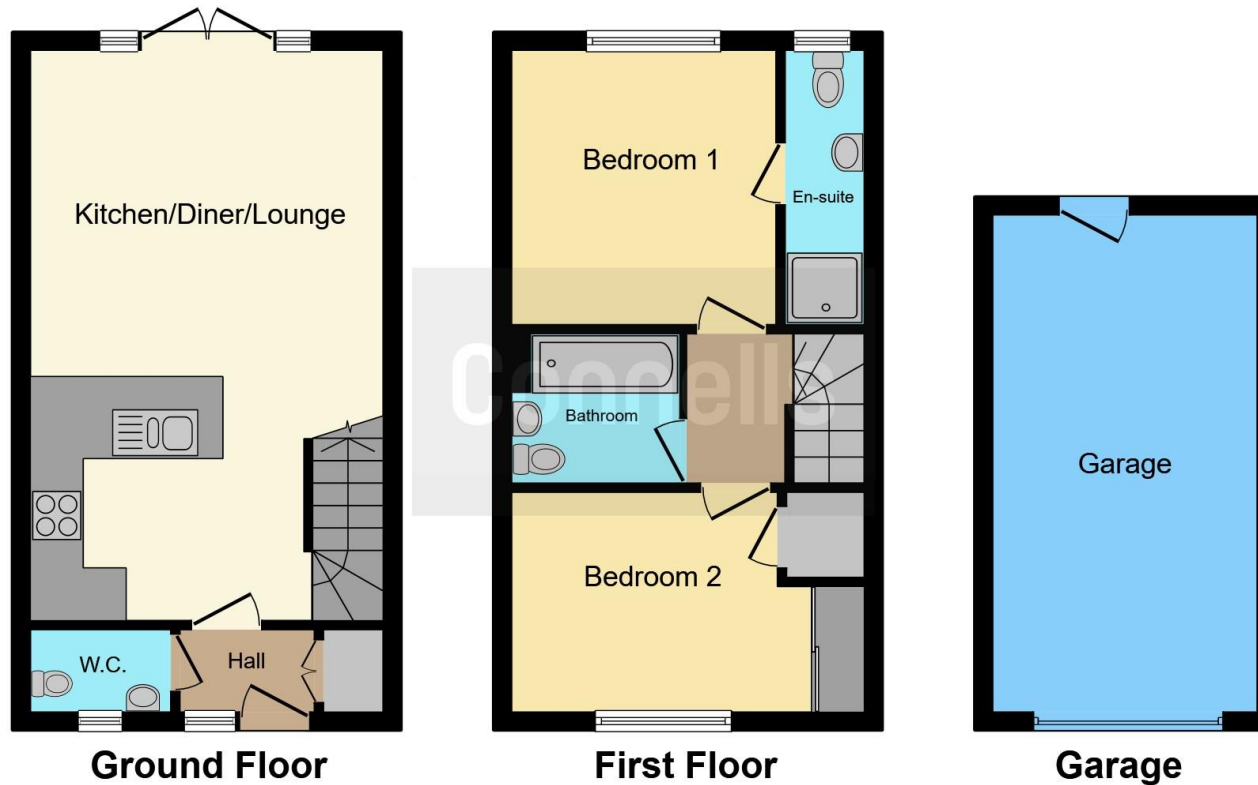
18' 1" x 9' 7" Max ( 5.51m x 2.92m Max )

Single with up and over door, light and power, door to garden, parking space to front of garage.









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](http://www.focalagent.com)

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**EPC Rating: B**

Tenure: Freehold

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