



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, laminate wood flooring, radiator, stairs to first floor, double doors to Sitting Room.

W.C.

Low flush W.C., pedestal wash hand basin, tiled splashback, tiled floor, radiator.

SITTING ROOM

5.49 x 3.33 (18'0" x 10'11")

Laminate wood flooring, alcove storage, bay window, archway to Dining Room, radiator.

DINING ROOM

3.55 x 2.84 (11'7" x 9'3")

Laminate wood flooring.

KITCHEN

2.74 x 5.20 (8'11" x 17'0")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl ceramic sink unit, integrated dishwasher, integrated fridge/freezer, breakfast bar, cupboard under, electric oven, gas hob, extractor hood over, part tiled walls, radiator, laminate wood flooring, vertical radiator

UTILITY

1.56 x 2.41 (5'1" x 7'10")

Fitted base units, plumbing for automatic washing machine, wall mounted gas fired central heating boiler, tiled floor, radiator, rear entrance door.

FIRST FLOOR

LANDING

Access to a boarded loft space with lighting, an airing cupboard housing the hot water cylinder, and a radiator.

BEDROOM ONE

4.13 x 3.36 (13'6" x 11'0")

Radiator.

EN SUITE

Three piece suite comprising step in shower cubicle, low flush W.C., pedestal wash hand basin, tiled splashback, part tiled walls, shaver point, tiled floor, extractor, radiator.

BEDROOM TWO

3.12 x 3.49 (10'2" x 11'5")

Radiator.

EN SUITE

Three piece suite comprising step in shower cubicle, low flush W.C., pedestal wash hand basin, tiled splashback, part tiled walls, shaver point, tiled floor, extractor, radiator.

BEDROOM THREE

4.13 x 2.39 (13'6" x 7'10")

Radiator.

BEDROOM FOUR

2.48 x 2.65 (8'1" x 8'8")

Radiator.

BEDROOM FIVE

2.67 x 1.98 (8'9" x 6'5")

Laminate wood flooring, radiator.

BATHROOM

Three piece suite comprising panelled bath, low flush W.C., pedestal wash hand basin, tiled splashback, part tiled walls, shaver point, tiled floor, extractor, radiator.

OUTSIDE

The rear garden is a private haven with paved seating areas, lawn, and various shrubs along the fence boundaries, with side gated access. The front garden is also lawned and adorned with established shrubs, while a driveway leads to the integral garage

GARAGE

Up and over door, power and light.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

