## The accommodation Comprises:-

Front door with obscured leaded-light and stained glass panel inset into:-

## **Entrance Hall:-**

Radiator, tiled floor, smoke detector, stairs for first floor.

## **Lounge/Diner:-** 18' 3" x 13' 2" (5.56m x 4.01m)

Double glazed window and sliding patio doors enjoying views and accessing the rear garden, two radiators, modern fireplace with electric fire inset with matching raised hearth.

## Kitchen:- 16' 5" x 7' 5" (5.00m x 2.26m) Maximum Measurements

Double glazed window to front elevation, range of base and eye level units with roll-top work surfaces with tiled surround, ceramic sink unit with mixer tap, Bosch ceramic hob with stainless steel extractor over, split-level Hotpoint double oven and grill, recess for storage and also fridge/freezer. Smoke detector.

## **Utility/Family Room:-** 13' 6" x 6' 5" (4.11m x 1.95m)

Double glazed window to front elevation, obscure double glazed door giving access to side, radiator, roll-top work surface with recess under for washing machine and dishwasher, wall-mounted units, long-line storage unit.

## Cloakroom:-

Obscured double glazed window to side elevation, close-coupled wc, wash hand basin with splashback, chrome long-line towel rail, tiled floor.

## First Floor:-

Obscured double glazed window to side on half landing:-

#### Landing:

Access to loft, airing cupboard with wall-mounted gas central heating boiler with slatted shelves for storage.

## **Bedroom 1:-** 13' x 11' 5" (3.96m x 3.48m)

Double glazed window to front elevation, radiator, wardrobe units, door to:-

## **En-Suite Shower Room:-** 8' 11" x 5' (2.72m x 1.52m)

Obscured double glazed window, walk-in shower cubicle, close-coupled wc, wash hand basin, mixer tap, vanity stand, chrome towel rail, tiling with complimentary floor tiling.

## **Bedroom 2:-** 13' 1" x 9' (3.98m x 2.74m)

Double glazed window to rear elevation, double radiator.

# **Bedroom 3:-** 13' 4" x 9' 1" (4.06m x 2.77m) Maximum Measurements

Double glazed window to rear elevation, radiator.

# **Bathroom:-** 9' 6" x 6' 1" (2.89m x 1.85m)

Obscured double glazed window, close-coupled wc, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and hand shower attachment, rail and curtain, chrome towel-rail, tiled floor.

## Outside:

Block-paved driveway to the front with parking. Pedestrian side access either side to rear garden with full-width terrace for sitting, socialising and entertaining purposes, formal lawns, garden shed and shrubs to the borders.







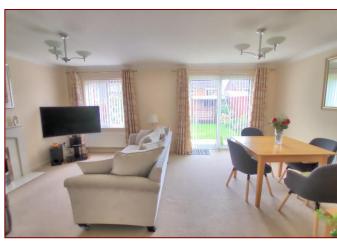
























Tenure: Leasehold

Council Tax Band: D

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Score Energy rating

39-54

Current Potential



