

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Council Tax Band: D

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£394,999

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