



\* VASTLY EXTENDED SEMI-DETACHED FAMILY HOME \* OFFERING SPACIOUS & VERSATILE ACCOMMODATION THROUGHOUT \* POPULAR VILLAGE LOCATION \* LARGE REAR ASPECT KITCHEN / DINING AREA \* LOUNGE \* STUDY \* CONSERVATORY \* GROUND FLOOR WET ROOM \* THREE GOOD SIZED BEDROOMS \* FIRST FLOOR FAMILY BATHROOM \* GOOD SIZED & ENCLOSED REAR GARDEN \* GARAGE & AMPLE OFF ROAD PARKING \* NO UPPER CHAIN \* INTERNAL STRONGLY VIEWING RECOMMENDED \*

## ENTRANCE PORCH

Timber door with obscure windows to one side. Further double glazed window to the front aspect. Laminate wood flooring. Door leading to garage. Timber door with glass panes to the entrance hall.

## ENTRANCE HALL

Radiator. Laminate wood flooring. Coved ceiling. Cloaks cupboard. Inset ceiling spotlights.

## LOUNGE

22'8" x 11'3" (6.92m x 3.45m)  
Double glazed window to the front aspect. Feature fireplace with surround with coal effect electric fire. Radiator. Fitted carpet.  
Television point. Coved ceiling. Double doors to the dining area.

## KITCHEN / DINING ROOM

21'1" x 10'5" max (6.43m x 3.2m max)

## KITCHEN AREA

12'4" x 10'0" (3.76m x 3.05m)  
Fitted to comprise wall and base level units with worksurface over incorporating a one and a half bowl, single drainer sink unit. Oven with grill / second small oven above. Electric hob with extractor hood over. Free standing fridge / freezer, washing machine and dishwasher (these appliances are to be gifted to the tenant but will not form part of the tenancy). Part tiled walls. Tile effect flooring. Double glazed window to the rear aspect. Inset ceiling spotlights.

## DINING AREA

10'5" x 8'3" (3.2m x 2.52m)  
Doors leading to the conservatory. Two radiators. Tile effect flooring. Breakfast bar. Inset ceiling spotlights.

## CONSERVATORY

11'6" x 9'4" (3.51m x 2.84m)  
Of brick and UPVC construction. Patio door to the rear garden. Tile effect flooring. Ceiling fan.

## STUDY

9'4" x 7'7" (2.87m x 2.33m)  
Glazed door to the workshop area. Radiator. Telephone point. Laminate wood flooring. Inset ceiling spotlights. Door to garage.

## STORE

15'8" x 4'1" (4.78m x 1.25m)  
Fitted with shelving. Power and light. Door to the garden.

## WET ROOM

Fitted to comprise close coupled w/c, wash hand basin and enclosed shower area. Part tiled walls Skylight window. Heated towel rail.

## LANDING

Double glazed window to the front aspect. Hatch to loft, part boarded for storage and housing gas fired boiler. Fitted carpet.

## BEDROOM ONE

11'7" x 9'5" (3.54m x 2.89m)  
Double glazed window to the front aspect. Built in wardrobes. Radiator. Fitted carpet.

## BEDROOM TWO

12'9" x 9'2" (3.89m x 2.8m)  
Double glazed window to the rear aspect. Built in wardrobes. Radiator. Fitted carpet.

## BEDROOM THREE

10'0" x 7'4" (3.07m x 2.26m)  
Double glazed window to the front aspect. Radiator. Fitted carpet.

## FAMILY BATHROOM

9'9" x 5'2" (2.99m x 1.60m)  
Fitted to comprise close coupled w/c, pedestal wash hand basin, panelled bath and separate shower cubicle. Tile effect flooring. Heated towel rail. Obscure double glazed window to the side aspect.

## TO THE FRONT

The front of the property is block paved providing off road parking for two to three vehicles with flower and shrub borders.

## GARAGE (FOR STORAGE)

15'7" x 8'1" (4.77m x 2.47m)  
Up and over door. Power and light. Please note that there is a small step in the garage and it may therefore not be suitable for parking a vehicle.

## REAR GARDEN

A mature and well kept rear garden laid mainly to lawn with flower and shrub borders, mature bushes and some small trees. Outside tap. Shed. Greenhouse.

## VIEWING

By appointment through Bradshaws.

## REFERENCING

All tenancies are subject to satisfactory referencing.

