

STUNNING FOUR BEDROOM character property in a convenient location, benefiting from modern and social kitchen/dining room, separate lounge, study, downstairs WC, family bathroom, enclosed rear garden & garage * A must view to appreciate the property's charm *

The Accommodation Comprises:
Front Door into Porch. Double doors into:

Entrance Hall
Stairs to First Floor, under-stairs recess, solid wooden floorboards, hanging hooks for coats, radiator, doors to:

Lounge 14' 7" x 14' 0" (4.44m x 4.26m)
UPVC double glazed sash window to front elevation, two radiators, feature fireplace.

Formal Dining Room 11' 3" x 11' 10" (3.43m x 3.60m)
UPVC double glazed sash window to side elevation, feature fireplace, picture rails, radiator.

Study 11' 3" x 8' 5" (3.43m x 2.56m)
UPVC double glazed sash window to side elevation fitted with wooden shutters, radiator.

Kitchen/Breakfast Room 14' 7" x 15' 0" (4.44m x 4.57m)
UPVC double glazed sash window to side elevation fitted with wooden shutters, a range of fitted base cupboards and matching eye level units, ceramic sink with mixer tap, integrated oven and microwave, gas hob with extractor hood above, breakfast island, wooden flooring, space for table and chairs, radiator, door into:

Utility Room 14' 7" x 6' 10" (4.44m x 2.08m)
Door to rear elevation leading to garden, electric radiator, range of fitted base cupboards and matching eye level units, space and plumbing for washing machine and tumble dryer, Belfast sink with mixer taps, lino flooring, door into:

WC
Obscured window to side elevation, storage recess, low level WC, corner wash hand basin with mixer taps, lino flooring.

First Floor Landing
Airing cupboard, radiator, seating/reading area, UPVC double glazed sash window to side elevation, access to loft via hatch.

Bedroom One 14' 8" x 14' 0" (4.47m x 4.26m)
UPVC double glazed sash window to front elevation, wooden floorboards, radiator, storage cupboard.

Bedroom Two 11' 11" x 11' 2" (3.63m x 3.40m)
UPVC double glazed sash window to side elevation, fireplace, radiator.

Bedroom Three 14' 11" x 11' 3" (4.54m x 3.43m)
UPVC double glazed sash window to side elevation, radiator, shower cubicle with shower above, wash hand basin set in vanity cupboard, mirror-fronted cabinet to wall, storage cupboard.

Bedroom Four 11' 3" x 8' 4" (3.43m x 2.54m)
UPVC double glazed sash window to side elevation, built-in pull-down bed, radiator.

Family Bathroom
Velux window, wash hand basin set vanity unit with mixer tap, low level WC, shower cubicle with shower over, roll-top free-standing bath with shower attachment, radiator, lino flooring, extractor fan.

Outside
The low maintenance rear garden is enclosed by brick wall, laid to patio and path, bar area, seating area, door into garage with light and power with mezzanine storage.

General Information
Construction: Traditional
Water Supply: Mains
Electric Supply: Mains
Gas Supply: Mains
Sewerage: Mains
Mobile & Broadband coverage: <https://checker.ofcom.org.uk/>
Flood risk: www.gov.uk/check-long-term-flood-risk
Tenure: Freehold
Council Tax Band: D





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DRAFT DETAILS

£310,000
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