











# **Property Description**

Character proeprty with a ton of personality, great sized bedrooms, modern kitchen and cellar for storage. Quiet garden and outbuilding, 4/5 bedrooms depending on how you want to have the layout. Kept in great condition and the perfect property for a family

# **Entrance Hallway**

Central heating radiator, mosaic tiled flooring and access to cellar.

#### Lounge

16' 5" into bay x 13' 1" ( 5.00m into bay x 3.99m ) Double glazed bay window to front elevation, blocked fire place and authentic wooden flooring.

### **Dining Room**

13' 9" x 11' 6" ( 4.19m x 3.51m )

Double glazed patio doors to rear elevation, wooden flooring, fireplace and central heating radiator.

#### Kitchen

13' 1" x 9' 10" ( 3.99m x 3.00m )

Double glazed window and door ti side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, fitted oven, gas hob, extractor, tiled flooring and storage cupboard.

# **Utility Room**

9' 10" x 7' 7" ( 3.00m x 2.31m )

Double glazed window to side elavtion, tiled flooring an space and connections for washing machine.

## Landing

Carpet.

#### **Bedroom One**

16' 1" x 16' 5" into bay ( 4.90m x 5.00m into bay ) Double glazed bay window to front elevation, carpet, central heating radiator and fireplace.

#### **Bedroom Two**

13' 9" x 11' 6" ( 4.19m x 3.51m )

Double glazed window to rear elevation, carpet and central heating radiator.

#### **Bedroom Three**

12' 6" x 9' 10" ( 3.81m x 3.00m )

Double glazed window to rear elevation, carpet and central heating radiator.

#### **Bedroom Four**

17' 9" x 7' 10" (  $5.41 \, \text{m} \times 2.39 \, \text{m}$  ) Double glazed velux window to front elevation and carpet.

### **Bedroom Five**

14' 9" x 9' 10" (  $4.50 \mathrm{m} \ \mathrm{x} \ 3.00 \mathrm{m}$  ) Origional window to front elevation and carpet.

### **En-Suite**

Double glazed window, bath, shower, sink, W.C, mosaic flooring and tiling to splash prone areas.

#### Cellar

13' 1" x 10' 4" (  $3.99 \mathrm{m} \, \mathrm{x} \, 3.15 \mathrm{m}$  ) Lighting, storage and stairs leading to ground floor.

#### Rear Garden

Grass area and paved patio.









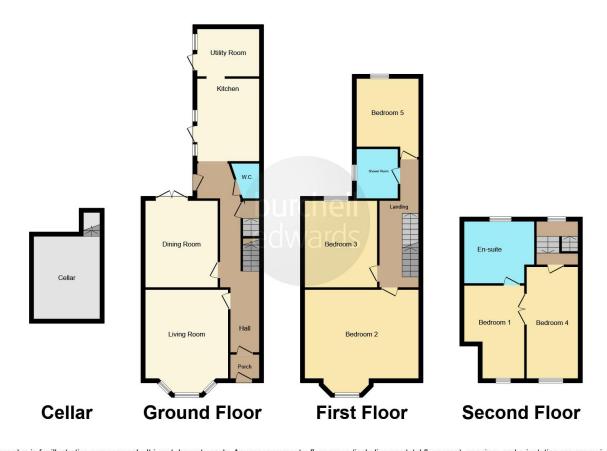








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