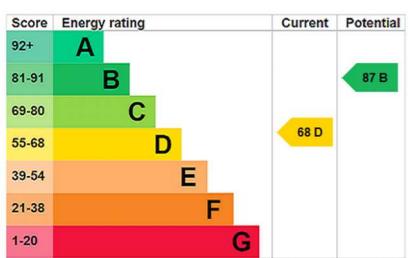


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Hall: 9'1" x 5'11" (2.77m x 1.8m)
Double glazed window to side. Stairs leading to first floor. Radiator, wood style flooring, coved smooth finish ceiling.

Lounge: 13'6" x 10'9" max (4.11m x 3.28m max)
Double glazed half bay window to front. Wood laminate flooring, Radiator, coved smooth finish ceiling

Kitchen Dining Room 16'11" x 11'7" (5.16m x 3.53m)
Double glazed window to rear. Double glazed French doors to rear. Radiator. Wood effect flooring. Range of base and eye level units, work top surfaces, inset drainer unit. Appliances include integrated oven , gas hob, dishwasher and washing machine. Cupboard housing Combi Gas Boiler. Smooth finish ceiling with inset down lights.

Landing: 9'8" x 6'5" (2.95m x 1.96m)
Double glazed window to side. Radiator. Fitted carpet, Loft access hatch, smooth finish ceiling.

Bedroom 1: 11'5" x 10'4" (3.48m x 3.15m)
Double glazed window to front. Radiator. Fitted carpet. coved smooth finish ceiling.

Bedroom 2: 11'8" x 10'3" (3.56m x 3.12m)
Double glazed window to rear. Radiator. Fitted carpet and smooth finish ceiling.

Bedroom 3: 7'9" x 6'5" (2.36m x 1.96m)
Double glazed window to front. Radiator. Fitted carpet, coved smooth finish ceiling.

Bathroom: 6'4" x 5'5" (1.93m x 1.65m)
Double glazed window to rear. Modern three piece suite in white comprising: panelled bath with shower screen and shower, low flush wc vanity unit with inset wash hand basin.

Rear Garden: 110' approx (33.53m approx)
Feature sized rear garden with patio and lawn and has gated access.

Garage:
With up and over door. Personal door to side. Window to side. Approached via shared driveway.

Front Garden:
Providing off road parking.

