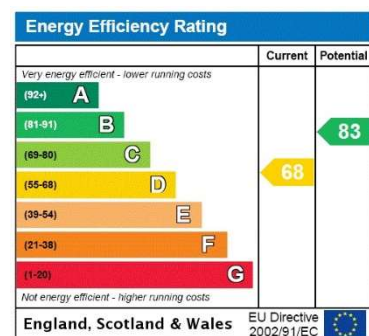




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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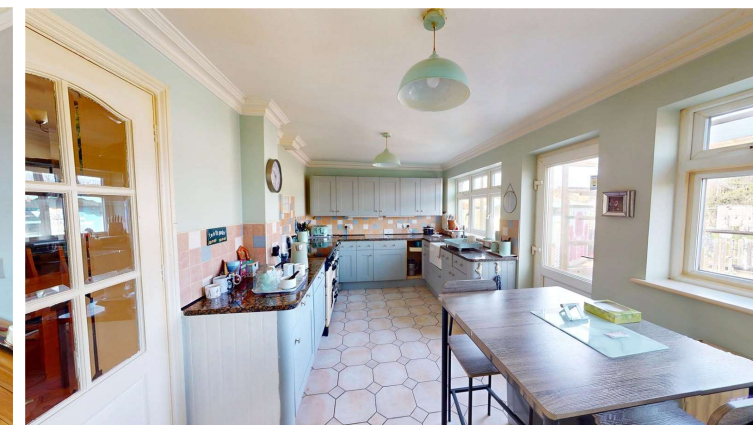
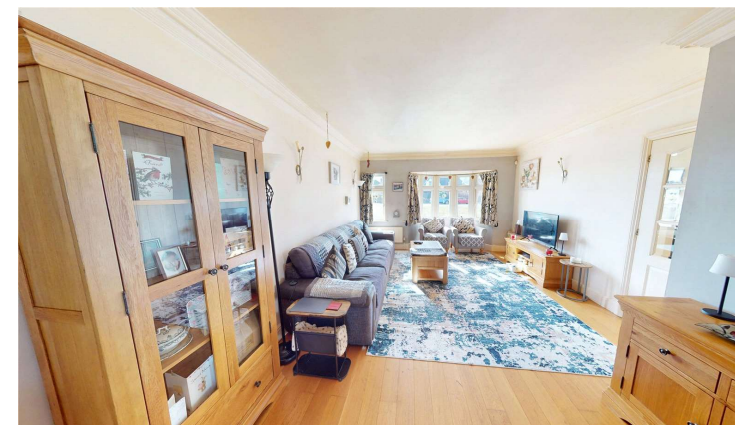
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- 4/5 bedroom versatile layout
- Convenient location for amenities + train station
- Kitchen/diner, lounge/dining, 2nd lounge
- 100' garden + multiple parking
- G/F wc, en suite + family bathroom
- Impressive large family home.



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Versatile 4/5 bedroom detached family home located conveniently close to amenities including C2C Train Station and includes 100ft rear garden, multiple parking, en suite, g/f wc and family bathroom, lounge/dining and potential to further modify/extend (strpc).

Entrance Hall: 10'5" x 5'8" (3.18m x 1.73m)
Radiator. Wood flooring. Smooth plastered ceiling with inset lights.

Ground floor wc: 7'4" x 2'5" (2.24m x 0.74m)
Double glazed window to side. Radiator. Tiled flooring and walls. WC and wash hand basin.

Open lounge + dining: 28'7" (8.7) x 18'11" (5.77) (L shaped)
Double glazed bay window to front. Double glazed window to front. Two radiators. Wood flooring. Coved cornice to smooth plastered ceiling.

Ground floor 5th bedroom/2nd lounge: 14'10" x 8'6" (4.52m x 2.6m)
Double glazed window to front. Radiator. Laminate wood flooring. Coved cornice to ceiling.

Inner Reception: 8'6" x 5'8" (2.6m x 1.73m)
Laminate wood flooring. Door to utility and ground floor bedroom/2nd lounge.

Utility Room: 8'6" x 4' (2.6m x 1.22m)
Double glazed window to rear.

Kitchen/Diner: 18'6" x 8'11" (5.64m x 2.72m)
Two double glazed windows and door to rear. Radiator. Tiled flooring and part tiled walls.

Landing:
Double glazed window to side. Radiator. Fitted carpet.

Bedroom 1: 14'8" max x 11'8" (4.47m max x 3.56m)
Double glazed bay window to front. Radiator. Laminate wood flooring. Coved cornice to smooth plastered ceiling. Door to en suite.

En Suite: 7'1" x 6'10" (2.16m x 2.08m)
Double glazed window to front. Radiator. Tiled flooring and walls. Shower, wc and wash hand basin suite.

Bedroom 2: 11'8" x 9'8" (3.56m x 2.95m)
Double glazed window to rear. Radiator. Fitted carpet. Coved cornice to ceiling. Built-in wardrobe.

Bedroom 3: 11'11" x 8'6" (3.63m x 2.6m)
Double glazed window to front. Radiator. Fitted carpet. Coved cornice to ceiling. Built-in wardrobe.

Bedroom 4: 12'9" (3.89) max x 9'8" (2.95) x 8'6" (2.6)
Double glazed window to rear. Radiator. Fitted carpet. Coved cornice to ceiling.

Bathroom: 9'4" x 6'9" (2.84m x 2.06m)
Double glazed window to rear. Radiator. Tiled walls and floor. Smooth finish ceiling with inset lights. Bath, wc and wash hand basin suite.

Front Exterior:
Multiple off road parking.

Rear Garden: 100' approx (30.48m approx)

