



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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Asking Price £469,950
Freehold



Front Door

Into:

Entrance Porch

Vaulted ceiling and further front door into:

Entrance Hallway

A larger than average entrance hallway with skimmed ceiling, access to under stairs storage cupboard, feature vertical radiator. Doors to:

Lounge

13'8" x 11'1" (4.17 x 3.40)

Skimmed ceiling, French style doors to rear garden, feature fireplace with Olive wood mantle and fitted wood burner, Olive wood shelving and window sills, radiator.

Dining Room

9'4" x 9'3" (2.87 x 2.84)

Skimmed ceiling, French style doors to rear garden, porcelain floor tiling, feature vertical radiator. Open to:

Kitchen

14'11" x 8'11" (4.56 x 2.73)

Skimmed ceiling, window to rear elevation, re-fitted range of modern wall and base units with work surface over, inset sink with mixer/boiling water tap and Quartz upstands, built in double Bosch oven, hob and canopy hood, integrated fridge and freezer units, plumbing for dishwasher, porcelain floor tiling radiator.

Study

6'5" x 5'7" (1.97 x 1.71)

Skimmed coved ceiling, window to front elevation, fitted cupboard and worktop desk, fitted water softener,radiator.

Bedroom 4/ Reception

11'5" x 10'3" (3.49 x 3.14)

Skimmed coved ceiling, window to front elevation, fitted storage cupboard, radiator.

Family Bathroom/Utility Area

9'4" x 5'6" (2.87 x 1.70)

Skimmed coved ceiling, window to front elevation, re-fitted suite comprising bath tub with mixer tap, W.C, wash basin with vanity

storage below, complimentary tiled walls and flooring, space and plumbing for washing machine with work surface over, heated towel rail.

First Floor Landing

Skimmed ceiling, window to side elevation. Doors to:

Bedroom 1

12'1" x 9'8" min (3.69 x 2.97 min)

Skimmed coved ceiling, window to rear elevation, fitted high gloss wardrobes to one wall, storage/wardrobe cupboard with access to eaves storage, radiator.

Bedroom 2

9'4" x 9'4" (2.86 x 2.85)

Skimmed coved ceiling, window to rear and side elevation, access to roof void, radiator.

Bedroom 3

9'2" x 8'11" (2.80 x 2.72)

Coved ceiling, window to rear elevation, access to roof void, radiator.

Family Shower Room

11'2" x 3'0" (3.41 x 0.93)

Skimmed ceiling, extractor fan, window to front elevation, re-fitted suite comprising shower cubicle, W.C, access to eaves storage, wall mounted electric heater.

Outside

Driveway

A corner plot driveway offering off road parking for several cars caravan/boat etc, timber framed bicycle/kayak store, side pedestrian gateway.

Rear Garden

A fully enclosed southerly aspect rear garden offering a degree of privacy and laid to low maintenance areas including patio, decking and wooden gazebo (ideal for hot tub), access to garden tool shed.

Workshop

11'10" average x 9'1" (3.63 average x 2.79)

A timber framed workshop with power and light, benching and shelving.

