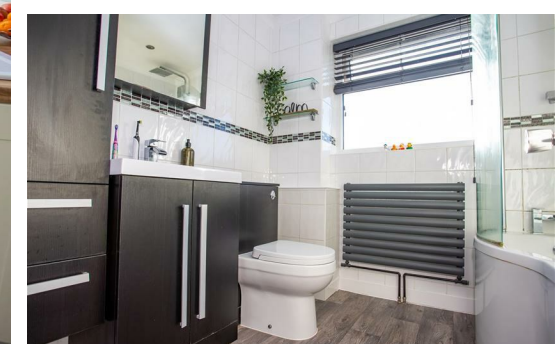


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Stubbington

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Front Door

Into:

Entrance Hallway

Coved ceiling, laminated flooring, radiator. Doors to:

Lounge

17'8" x 11'6"

Skimmed coved ceiling, patio doors to rear garden, 2 x radiators.

Dining Room/Family Room

12'9"x 8'5"

Textured coved ceiling, window to front elevation, radiator.

Kitchen/Breakfast Room

14'8" x 10'10"

Coved ceiling, French doors to rear garden, 2 x Velux style windows, fully fitted range of modern wall and base units with work surface over and inset 1 1/2 bowl ceramic sink with mixer taps, built in double oven, gas hob and extractor over, space for dish washer, space for breakfast table and chairs, laminate flooring, radiator.

Utility Room

11'3" x 5'6"

Skimmed coved ceiling, door to side access, fitted wall and base units with work surface over, inset sink with mixer tap, plumbing for washing machine, Ispace for tumble drier and American style fridge/freezer, aminated flooring, radiator.

Downstairs Cloakroom

Coved ceiling, window to front elevation, re-fitted suite comprising W.C, wash hand basin with vanity storage below, laminated flooring, heated towel rail.

First Floor Landing

Access to roof void (partially boarded with power), access to airing cupboard housing hot tank. Doors to:

Bedroom 1

11'10" x 10'0" mean

Textured coved ceiling, window to front elevation, fitted furniture comprising wardrobes, dressing table and 2 x chest of drawers, radiator.

Bedroom 2

12'0" x 8'2"

Textured coved ceiling, window to front elevation, built in storage cupboard, radiator.

Bedroom 3

9'3" x 8'2"

Coved ceiling, window to rear elevation, radiator.

Bedroom 4

9'3" x 6'11" min

Skimmed coved ceiling, window to rear elevation, radiator.

Family Bathroom

7'6" x 6'3"

Skimmed coved ceiling, window to rear elevation, re-fitted suite comprising P shaped panel bath with independent shower over, wash basin and vanity unit, W.C with concealed cistern, tiled walls and laminated flooring, heated towel rail.

Outside

Driveway

Offering off road parking for 3 cars. Leading to:

Garage

16'11" x 8'11"

Double vehicular access doors, power and light, loft storage, wall mounted boiler.

Rear Garden

A fully enclosed southerly aspect rear garden with areas laid to lawn and patio, further area laid to decking with summer house and garden shed, side pedestrian access.

