



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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Price Guide £379,950
Freehold



Entrance Hallway

Accessed via a UPVC front door, laminate flooring, radiator, access to partly boarded loft with fitted ladder and light.

Lounge

14'7" x 11'10" (4.47 x 3.63)

Double glazed bay window to front elevation, feature fireplace with electric fire, two radiators.

Kitchen

8'1" x 8'0" (2.47 x 2.46)

Double glazed window to side elevation, fitted with a range of wall and base cupboard/drawer units with work surfaces over, integrated eye level oven, halogen electric hob, space for fridge/freezer, plumbing for washing machine and slimline dishwasher, boiler in concealed cupboard, door to:

Utility

6'6" x 6'0" (1.99 x 1.84)

Space for tumble dryer, door to garden and to cloakroom.

Cloakroom

Window to side elevation, WC, vanity wash hand basin, radiator.

Bedroom One

12'7" x 11'1" max (3.85 x 3.39 max)

Double glazed bay window to rear elevation, built in mirrored sliding door wardrobes, radiator.

Bedroom two

9'8" x 8'1" (2.95 x 2.47)

Double glazed window to front elevation, built in single wardrobe, radiator.

Bedroom Three

9'7" x 8'0" (2.93 x 2.44)

Double glazed window to side elevation, radiator.

Refitted Shower Room

Double glazed window to side elevation, fitted corner shower cubicle, concealed WC, vanity wash hand basin, fully tiled walls, radiator.

Front Garden

Area laid to tarmac providing off road parking for numerous vehicles, further area laid to gravel, timber vehicular gates leading to garage.

Rear Garden

Area immediatley behind house laid to patio, main area laid to lawn, timber garden shed with power and light, side access gate, fully fence enclosed, outside tap. This garden offers a good degree of privacy and seclusion.

Single Garage

16'3" x 7'10" (4.97 x 2.39)

With up and over door, numerous power points and lights.

Property Information

Construction:

All mains services connected.

Council tax band: D

Broadband: According to Ofcom Ultrafast broadband is available, however you must make your own enquiries.

Mobile Coverage: According to Ofcom EE,Three,O2 and Vodafone offer Likely or Limited service, however you must make your own enquiries.

Parking: Driveway & Garage

