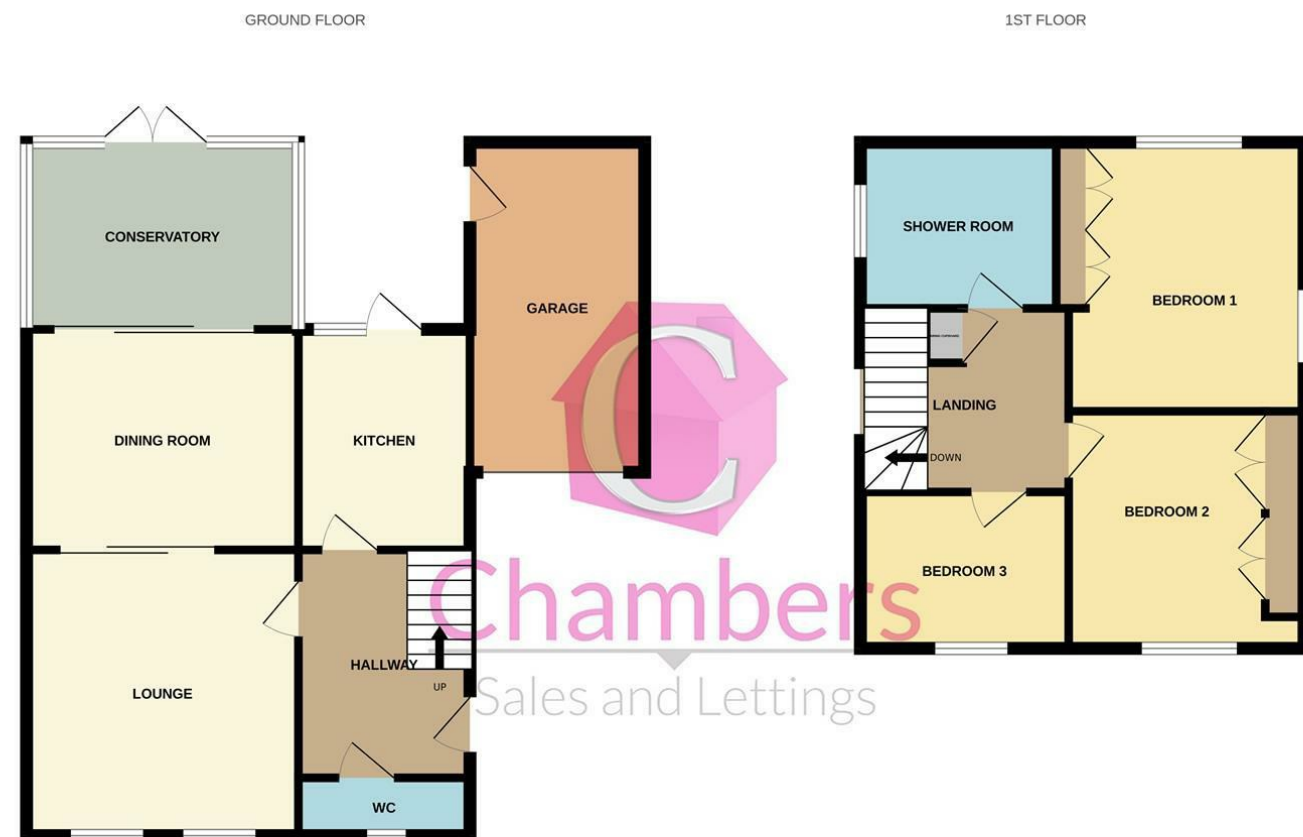




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Accessed via a Composite front door, staircase to first floor landing with understairs storage cupboard, laminate flooring, radiator, doors to kitchen, lounge and to:

Downstairs Cloakroom

Refitted with a concealed WC, inset vanity wash hand basin with storage beneath, fitted white gloss storage cabinet, half tiled walls, laminate flooring, radiator.

Lounge

12'10" x 11'9" (3.93 x 3.59)

Two double glazed windows to front elevation, feature electric fireplace, radiator, sliding doors into:

Dining room

10'1" x 9'3" (3.08 x 2.82)

Laminate flooring, radiator, sliding double glazed patio doors into:

Conservatory

8'8" x 7'4" (2.65 x 2.26)

Double glazed elevations upon a dwarf brick wall under a polycarbonate sloping roof, French doors to rear garden, radiator.

Kitchen

9'10" x 8'6" (3.00 x 2.60)

Double glazed window and door to rear garden, fitted with a range of wall and base cupboard/drawer units, inset one and half sink unit, space for cooker, space for under work top fridge, plumbing for washing machine, space for dishwasher, wall mounted boiler (replaced in 2021), access to larder cupboard, ceramic tiled floor.

First Floor Landing

Double glazed window to side elevation, access to airing cupboard housing hot water tank, access to partly boarded loft with fitted ladder, doors to three bedrooms and shower room.

Master Bedroom

11'11" x 9'6" (3.64 x 2.91)

Double glazed window to front and side elevations, three built in double wardrobes, radiator.

Bedroom Two

11'0" x 10'0" (3.36 x 3.07)

Double glazed window to rear elevation, two double wardrobes and dressing table, radiator.

Bedroom Three

8'1" x 8'0" (2.48 x 2.44)

Double glazed window to rear elevation, radiator.

Refitted Shower Room

Double glazed window to side elevation, fully tiled glazed shower cubicle with easy riser seating, low level WC, inset vanity sink unit, chrome heated towel rail.

Rear Garden

Area immediately behind house laid to patio with a useful overhead covered area, main area laid to lawn with well stocked flowers and shrubs. rear door to garage, large timber garden shed to remain, fully fence enclosed, outside tap, side access gate.

Driveway

Front garden laid to slate chippings for parking bordered by sleepers and bedding plants, long driveway leading to single garage offering more parking.

Single Garage

With up and over door, power and light, rear door into garden.

