



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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18 East House  
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Asking Price £449,950  
Freehold



Front Door

Into

Entrance Hall

Skimmed ceiling with spot lights, radiator, access to loft void with ladder, light, partly boarded and boiler. Doors to:

Lounge

18'4" x 12'5" (5.60 x 3.79)

Skimmed ceiling, PVCu double glazed windows and french doors open to conservatory, two radiators, featured electric fire place, television aerial point, broadband point,

Kitchen

17'0" x 10'4" (5.20 x 3.16)

Skimmed ceiling with spot lights, PVCu double glazed window to side elevations, re-fitted modern range of wall and base cupboard/drawer units with worksurface over, eye level microwave and electric oven, integrated fridge/freezer, dishwasher, washing machine, space for wine cooler, vertical radiator, induction hob with hod over. Open to:

Conservatory

19'2" x 10'0" (5.85 x 3.05)

Constructed from brick under a glass reflective roof, underfloor heating, two fans, PVCu double glazed elevations and french doors open to:

Bedroom 1

13'6" x 12'10" (4.13 x 3.93)

Skimmed ceiling, PVCu double glazed bay window to front elevation, radiator, fitted wardrobes and draws.

Bedroom 2

10'5" x 10'1" (3.18 x 3.09)

Skimmed ceiling, PVCu double glazed window to front elevation, radiator .

Bedroom 3

8'5" x 8'0" ( 2.57m x 2.44m)

Skimmed ceiling, PVCu double glazed window to side elevation, radiator

Shower Room

8'1" max into shower x 6'2" (2.47 max into shower x 1.88)

Skimmed ceiling with spot lights, PVCU double glazed window to side elevation, white suite comprising WC, vanity wash basin, heated towel rail, extractor fan., shower cubicle with electric shower over.

Outside

Front Driveway

A fully paved frontage offering off-road parking for two vehicles leading to a shared driveway with a further paved area where the garage original was located.

Workshop/ Previously a Garage

9'5" x 8'5" (2.89 x 2.58 )

The previous owners have halved the garage to create a paved area for parking there is still a store workshop that you can access via the side door in the rear garden.

Rear Garden

A beautifully landscaped westerly facing rear garden which is larger than average. Mainly laid to lawn with further area laid to patio with seating area, hard standing for sheds and greenhouse, borders and shingled areas. access to the workshop and side gate access.

