



ACCOMMODATION

ENTRANCE HALL

A UPVC double glazed door with adjacent window leads into the entrance hall, which has stairs rising to the first floor, a side facing UPVC double glazed window, central heating radiator, wood effect flooring, and a useful storage cupboard housing shelving and the alarm system.

OPEN PLAN LOUNGE/KITCHEN/DINING AREA

25'9" x 10'6" x 10'2" [7.87m x 3.22m x 3.10m]
The lounge features a UPVC double glazed window to the front, central heating radiator, alcove fireplace with timber mantle, coving to the ceiling, and wood effect flooring, flowing seamlessly into the kitchen area. The kitchen comprises a range of modern wall and base units with complementary worktops incorporating a composite sink and drainer with chrome mixer tap, integrated electric oven, four ring gas hob with glass splashback and extractor hood over, integrated slimline dishwasher, and space for a large fridge freezer. There are tiled splashbacks, double UPVC double glazed doors into the conservatory, UPVC double glazed windows to the rear, ceiling spotlights, and two central heating radiators.



UTILITY/DOWNSTAIRS W.C.

10'7" x 4'9" [3.24m x 1.45m]
Fitted with a low flush WC and pedestal wash basin, with space and plumbing for an automatic washing machine and dryer, wall units, central heating radiator, wood effect flooring, and a UPVC double glazed frosted window to the front.

CONSERVATORY

11'1" x 11'2" [max] x 10'10" [min] [3.38m x 3.41m [max] x 3.31m [min]]
UPVC double glazed windows to the rear and side fitted with blinds and UPVC double glazed French doors opening onto the rear garden.



FIRST FLOOR LANDING

Doors leading to three bedrooms and the house bathroom, along with a useful built in storage cupboard housing the combination central heating boiler and loft access hatch. The loft benefits from power and loft ladders.

BEDROOM ONE

13'8" x 10'9" [4.17m x 3.30m]
Featuring two UPVC double glazed windows to the front, two central heating radiators, coving to the ceiling, a built in storage cupboard over the bulkhead, and fitted wardrobes with sliding doors.



BEDROOM TWO

6'9" x 15'2" [2.06m x 4.62m]
UPVC double glazed window to the front, central heating radiator, wood effect flooring, and a Velux style ceiling window to the rear.



BEDROOM THREE

11'4" x 10'7" [3.46m x 3.25m]
Including a UPVC double glazed window to the rear, central heating radiator, and a useful built in wardrobe with hanging rail.



BATHROOM

5'1" x 7'8" [1.57m x 2.34m]
Fitted with a white three piece suite comprising a low flush WC, pedestal wash basin with chrome mixer tap, and panelled bath, complemented by full tiling to the walls and floor, chrome heated towel rail, ceiling spotlights, and a UPVC double glazed frosted window to the rear.



OUTSIDE

To the front of the property is a tarmac driveway providing ample off street parking and leading to a detached single garage which benefits from an electric garage door, alongside a low maintenance gravel area with mature bed borders. To the rear is an attractive and enclosed garden featuring paved patio seating areas, a laid lawn, useful storage shed, initial decked seating area, and walled boundaries.



COUNCIL TAX BAND

The council tax band for this property is C.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Normanton office and they will be pleased to arrange a suitable appointment.