



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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Asking Price £545,000
Freehold



Entrance Hallway
Textured coved ceiling.

Lounge
18'7" x 10'5" (5.682 x 3.188)
Textured coved ceiling, patio doors to rear garden, feature fire surround with fitted electric fire, 2 x radiators.

Dining Room
11'4" x 8'8" (3.479 x 2.654)
Textured coved ceiling, window to rear elevation, radiator.

Study
8'1" x 7'5" (2.467 x 2.279)
Textured coved ceiling, window to front elevation, radiator.

Kitchen
12'1" x 7'9" (3.692 x 2.365)
Window to front elevation, beautifully re-fitted range of modern wall and base units with compact laminate worktops and matching splashbacks, inset sink with mixer, built in double oven, hob and hood, integrated dishwasher, space for fridge/freezer, feature units including pull out storage.

Utility Room
7'8" x 5'3" (2.352 x 1.604)
Door to side access, re-fitted with matching compact laminate worktops, space for tumble drier and washing machine, separate unit with fitted sink, radiator.

Downstairs Cloakroom
Re-fitted suite comprising W.C and wash hand basin, 1/2 tiled walls, extractor fan, radiator.

First Floor Landing
Textured ceiling, access to airing cupboard housing hot tank, access to roof void via drop down roof ladder (power and light).

Master Bedroom
14'9" max 10'5" (4.515 max 3.187)
Textured ceiling, window to front elevation, and L shaped bank of wardrobes offering hanging and shelf space, radiator.

En-Suite Shower Room
5'8" x 5'2" (1.73 x 1.60)
Textured ceiling, window to front elevation, extractor fan, suite comprising shower cubicle, W.C, pedestal wash basin, 1/2 tiled walls, radiator.

Bedroom 2
11'0" x 8'8" (3.373 x 2.664)
Textured ceiling, window to rear elevation, built in 'Hammond' wardrobes, radiator.

En-Suite Shower Room
6'7" x 4'11" (2.03 x 1.50)
Textured ceiling, extractor fan, suite comprising shower cubicle with thermostatic shower valve, W.C, wash hand basin, 1/2 tiled walls, radiator.

Bedroom 3
8'5" x 8'1" (2.574 x 2.489)
Textured ceiling, window to rear elevation, built in 'Hammond' wardrobes, radiator.

Bedroom 4
9'10" x 6'10" (3.019 x 2.105)
Textured ceiling, window to front elevation, radiator.

Family Bathroom
8'6" x 4'11" (2.60 x 1.52)
textured ceiling, window to side elevation, extractor fan, suite comprising panel bath with mixer taps, pedestal wash basin, W.C, fitted storage unit, radiator.

Outside

Driveway
Offering off road parking for several cars, external power points to both outside of garage and house.

Tandem Garage
31'10" x 8'6" (9.706 x 2.600)
A double length garage with up and over door, power and light.

Rear Garden
A fully enclosed rear garden with areas laid to lawn with flower and shrub borders and further area laid to patio, side pedestrian gateway, outside lighting and tap.

