





**** WELL PROPORTIONED
FAMILY HOME WITH A
SOUTH FACING GARDEN
**** Offered for sale with no
upward chain and in brief
offers a hallway with guest
cloakroom, fitted kitchen,
lounge and a dining room.
The first floor offers three
bedrooms, en suite shower
room and a bathroom.
Enclosed rear garden, drive
and a single garage.



HALL

Entrance door into the hall with stairs to the first floor, useful under stairs storage area, radiator and doors to -

CLOAKROOM

Low flush wc, wash hand basin and a radiator.

LOUNGE

Feature fireplace with electric fire. two upvc double glazed windows to the rear, radiator and a door to -

DINING ROOM

Upvc double glazed doors onto the garden and a radiator.

KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Integrated washing machine, dishwasher and fridge freezer, fitted oven and hob with extractor, upvc double glazed window to the front and a door to the side.

FIRST FLOOR LANDING

Airing cupboard, loft access and doors to -

BEDROOM 1

Fitted wardrobes, two upvc double glazed windows to the rear and a radiator.

EN SUITE

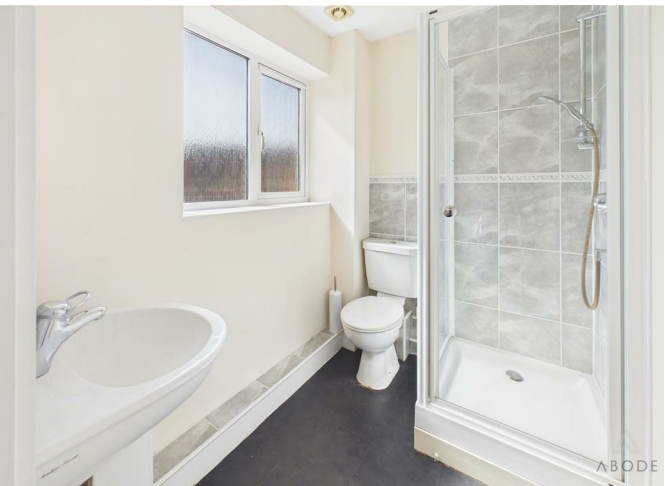
Enclosed shower, low flush wc, wash hand basin, radiator and a upvc double glazed window.



BEDROOM 2

Fitted wardrobes, upvc double glazed windows to the rear and a radiator.







BEDROOM 3

Storage cupboard, upvc double glazed windows to the rear and a radiator.

BATHROOM

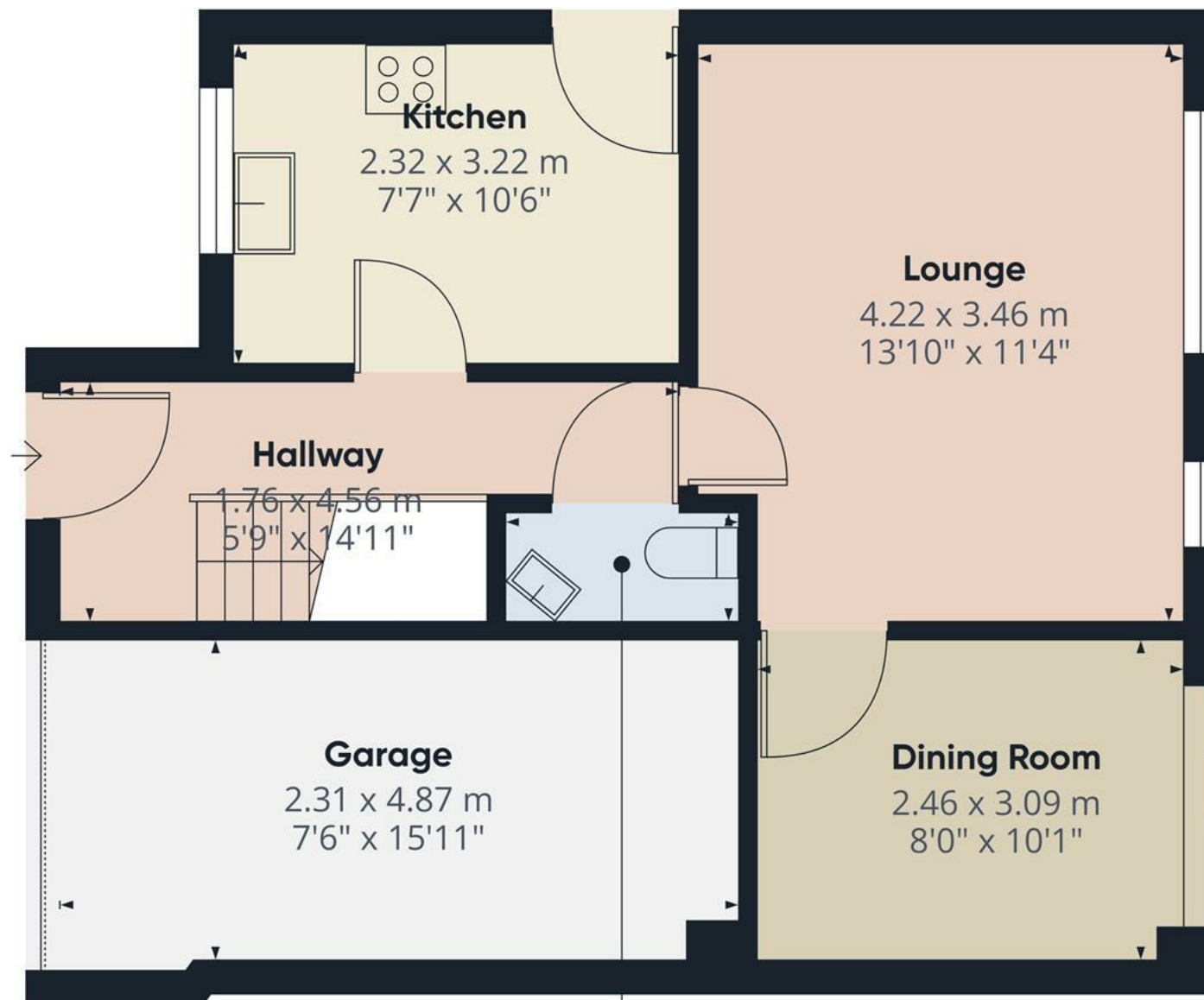
Panel enclosed bath with a shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

OUTSIDE

Front lawn and a drive leading to a single garage. Side gated access to the enclosed rear garden with a lawn patio.







Approximate total area⁽¹⁾

49.8 m²

536 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



Floor 1

Approximate total area⁽¹⁾

42 m²
452 ft²

(1) Excluding balconies and terraces

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