



Entrance Porch

Hardwood partly frosted glazed security entrance door, laminate flooring, CH radiator, spotighting, wall mounted fuse box, door leading to

Downstairs WC

Laminate flooring, UPVC double glazed frosted window to the front, CH radiator, low flush WC, partly tiled walls, wash hand basin with mixer tap, spotighting.

Lounge

15'9 x 15'5 (4.80m x 4.70m)

Laminate flooring, UPVC double glazed window to the front, CH radiator, sockets, tall storage cupboard, under stairs storage cupboard, TV point, stairs to first floor landing, telephone point, timber framed glazed French doors through to

Dining Room

9' x 8'8 (2.74m x 2.64m)

Laminate flooring, CH radiator, sockets, UPVC double glazed windows and door to the rear garden, large opening through to

Kitchen

8'9 x 8'3 (2.67m x 2.51m)

Tiled effect flooring, partly tiled walls, UPVC double glazed window to the rear, spotighting, range of fitted units both wall mounted and base, ample work surface area, integrated fridge/freezer, integrated oven, four ring gas hob, extractor, sockets, space for washing machine.

First Floor Landing

Carpeted flooring, UPVC double glazed window to the side, access to loft, sockets, large storage cupboard, doors leading to

Master Bedroom

11'3 x 10' (3.43m x 3.05m)

Carpeted flooring, CH radiator, sockets, UPVC double

glazed window to the front, fitted double wardrobe, telephone point, door through to

En-Suite Shower Room

Wood effect flooring, low flush WC, wash hand basin with mixer tap, extractor, partly tiled walls, shaver point, spotighting, fully tiled and enclosed shower cubicle with hand held shower attachment, temperature and power settings.

Bedroom 2

10' x 9'3 (3.05m x 2.82m)

Carpeted flooring, sockets, spotighting, CH radiator, UPVC double glazed window to the rear.

Bedroom 3

9' x 6'6 (2.74m x 1.98m)

Carpeted flooring, UPVC double glazed window to the front, CH radiator, sockets.

Family Bathroom

Wood effect flooring, low flush WC, wash hand basin with mixer tap, partly tiled walls, CH radiator, deep panel bath with mixer tap with separate hand held shower attachment, UPVC double glazed frosted window to the rear, shaver point.

Rear Garden

Secluded rear garden, mostly laid to lawn, decking area, side gate giving access to the front, surrounding shrubbery and borders.

Front Garden

Parking for multiple cars, leading to

Separate Garage

Up and over door, power and lighting.

