



- A beautifully presented natural stone cottage
- Original tile floored hallway, feature log burner in lounge
- Dining room with strip pine floor boards and storage cupboard
- Light and airy kitchen and separate utility room
- Fully tiled family bathroom, store room / boot room
- Three bedrooms, private parking, large level garden



"A beautifully presented natural stone cottage which enjoys a convenient and well-connected location, with plenty of parking and a large sunny garden".

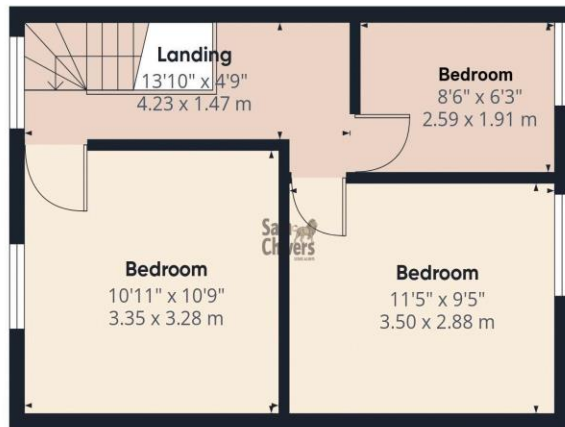
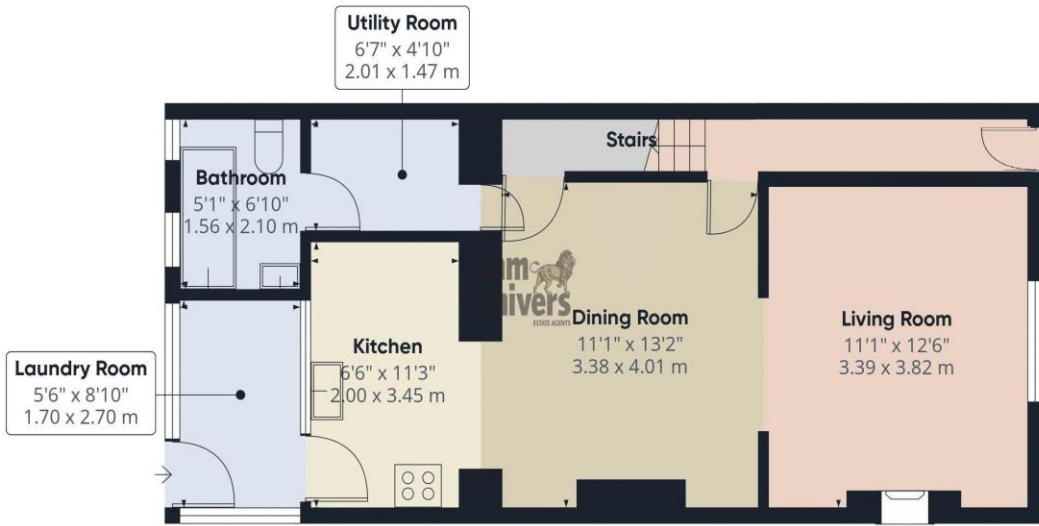
The accommodation comprises an entrance hallway with the original mosaic tiled floor. The lounge, dining room and kitchen area are of an open plan style, the lounge area boasts a feature cast iron log burner, the dining area has ample space for a table, strip pine floorboard and a handy understair cupboard, the kitchen area is flooded with natural light and provides a good range of fitted units. There is a utility room with plumbing for washing machine and fitted units. From the dining area there is also a door into a handy storage room and door into the fully tiled family bathroom with shower over bath. On the first floor are three bedrooms. Full upvc double glazing and gas central heating.

Outside to front is a level walled garden. To the rear is a shared vehicle access leading to an extensive parking area with gated access leading into level fully enclosed garden measuring approx. 30 metres or 100ft, with tow patio areas and an expansive lawn.

The property is an easy level walk to local schools, shops, and regular public transport.

**Tenure:** Freehold. **Council Tax Band:** B.





Approximate total area<sup>1)</sup>  
838 ft<sup>2</sup>  
77.7 m<sup>2</sup>

(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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