



Extended

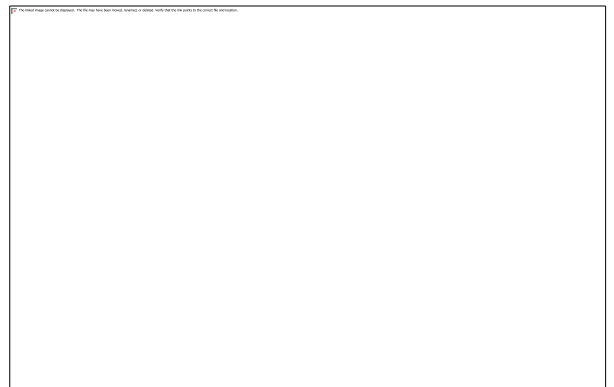
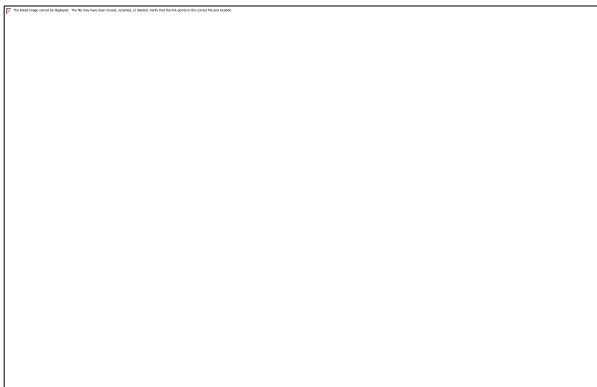
Separate Lounge/snug

**New kitchen & bathroom done to
exemploary standards.**

Open plan living/family room

Original features throughout

Utility



Approach

Driveway for three cars leads to garage door and front entrance porch.

Entrance Porch

Canopied front entrance porch. New stained glass front door into entrance hallway.

Entrance Hall

Cast iron radiator. Under-stairs storage cupboards x2 plus coat rack. Stairs to first floor accommodation. Doors to lounge and kitchen/family room.

Breakfast Kitchen 15' 1" x 11' 3" (4.59m x 3.43m)

Open plan kitchen that has been completely re-fitted and lovingly restored to a very high standard. Partly tiled walls with wall and base units and wooden work surfaces also has an island and a breakfast bar. Incorporating a Belfast style sink with mixer tap. Fitted dishwasher and extractor unit. Double glazed window to rear plus a sliding patio door to garden. Sunken spotlights, upstanding radiator and Karndean flooring. Door to utility.

Utility room 7' 7" x 5' 8" (2.31m x 1.73m)

Base units with work surfaces incorporating a stainless steel sink unit and drainer unit and mixer tap. Plumbing for washing machine. Door to garage.

Garage 9' 9" x 7' 11" (2.97m x 2.41m)

Metal opening door. Power and light. Worcester Boiler.

Dining area 12' 10" x 10' 10" (3.91m x 3.30m)

Featured exposed brickwork with open chimney. Open plan family living area into Everest Conservatory.

Conservatory 9' 9" x 9' 3" (2.97m x 2.82m)

Everest conservatory with fitted blinds, opening door to garden and opening windows.

Lounge/snug 15' 10" x 11' 4" (4.82m x 3.45m)

Bay double glazed window to front. Cast Iron open feature fireplace with Adams style surround. Door to hallway.

First Floor Landing

Dog leg landing. with two double glazed windows to side with fitted shutters. Loft access, loft is part boarded, insulated with a fitted loft ladder.

Family Bathroom 9' 10" x 7' 10" (2.99m x 2.39m)

Beautifully restored and re-fitted with a free standing bath, separate double shower cubicle with rain style two headed shower, pedestal wash hand basin, low level W.C. Tiled walls, double glazed window to rear, under floor heating, traditional style heated towel rail.

Master bedroom 16' 1" x 10' 5" (4.90m x 3.17m)

Double glazed bay window to front. Fitted wardrobes x 5. Radiator.

Bedroom 2 12' 11" x 11' 11" (3.93m x 3.63m)

Double glazed window to rear. Radiator.

Bedroom 3 8' 4" x 6' 1" (2.54m x 1.85m)

Double glazed window to front. Radiator.

Rear Garden

Landscaped with two new patios, lawn area, edged boarders with flowers trees and shrubs and gazebo.

Tenure

We have been advised by the vendor this house is Freehold, we advise you to clairfy with your solicitor.

