





### Entrance Porch

Having door to the front giving access into the entrance porch, internal metal glazed and wooden door giving access into the reception hall, open access to the kitchen, doors give access into the lounge and the dining room, stairs lead to the first floor landing and designer radiator to wall.

### Dining Room

13' x 9' 11" ( 3.96m x 3.02m )

Having double glazed window to the front and radiator to wall.

### Extended Family Lounge

18' 11" x 9' 5" maximum ( 5.77m x 2.87m maximum )

Having double glazed French doors leading to the rear garden, radiator to wall, laminate flooring, feature display recess for decorative storage and spotlights.

### Refitted Extended Kitchen

15' x 5' 9" ( 4.57m x 1.75m )

Briefly comprising a refitted kitchen, having fitted base units with wood work surfaces over, fitted matching wall units, double glazed window to the rear overlooking the rear garden, having one and a half bowl stainless steel sink and drainer unit with mixer tap over, cupboards under, integrated electric oven, integrated gas hob, integrated fridge and freezer, built-in slim-line dishwasher, radiator to wall, floor tiling, spotlights to ceiling and double glazed door gives access into the side covered utility area.

### Side Covered Utility Area

17' x 2' 6" ( 5.18m x 0.76m )

Having double glazed door to the front and to the rear, understairs storage cupboard and space and plumbing for a washing machine.

## First Floor Landing

Having doors off to the three bedrooms and the family bathroom.

### Bedroom 1

10' plus the bay x 9' 11" ( 3.05m plus the bay x 3.02m )

Having double glazed walk-in bay window to the front, laminate flooring and radiator to wall.

### Bedroom 2

12' 6" x 9' 1" maximum ( 3.81m x 2.77m maximum )

Having double glazed window to the rear overlooking the rear garden, TV aerial point, built-in storage cupboard and radiator to wall.

### Bedroom 3

6' 7" x 5' 9" ( 2.01m x 1.75m )

Having double glazed window to the front, laminate flooring, radiator to wall and having wall to wall wardrobes and cupboard housing the wall mounted central heating boiler. This room is currently used as a dressing room.

## Family Bathroom

Being a refitted family bathroom, having panelled bath, low level flush WC, pedestal wash hand basin, floor tiling and wall tiling, wall mounted heated towel rail radiator and frosted double glazed window to the rear.

## Outside

### Front

Having driveway providing off-road parking.

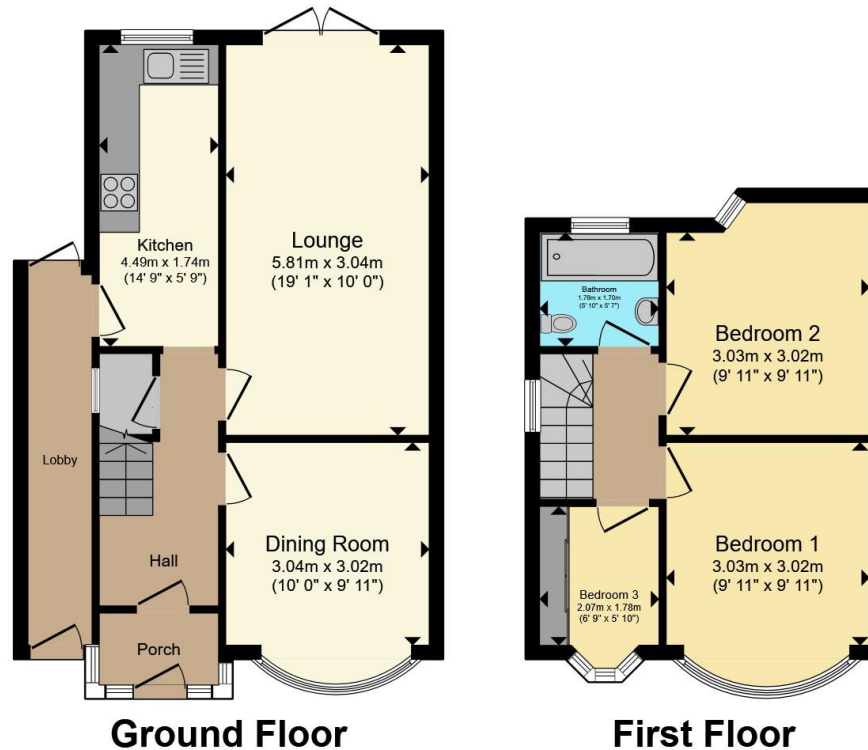
### Rear Garden

Being an excellent sized private and enclosed rear garden with garden laid to lawn, patio area, planted borders, space for a shed and fencing to the perimeter, various plants, trees and shrubs.









Total floor area 84.2 m<sup>2</sup> (906 sq.ft.) approx

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 Band: C

Tenure: Freehold

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