







Approach	The property is approached via a block paved front driveway allowing off road parking leading to sliding front entrance porch door.
Front Entrance Porch	Having further door leading into entrance hallway.
Entrance Hallway	Having ceiling light point, power points, gas central heating radiator, tiled flooring, stairs rising to first floor landing and doors leading into lounge, dining room, study, fitted kitchen and understairs storage cupboard.
Lounge	11' 11" x 10' 11" (3.62m x 3.33m) Having ceiling spotlights, power points, gas central heating radiator, double glazed bay window to front elevation, feature fire place with decorative surround, wood effect laminate flooring and sliding door leading into reception room two.
Reception Room Two	Having ceiling spotlights, ceiling light points, power points, gas central heating radiator, door leading into fitted kitchen and sliding patio doors leading to rear garden.
Fitted Kitchen	12' 7" x 11' 10" (3.84m x 3.61m) Having ceiling light points, power points, gas central heating radiator, double glazed window to front elevation, fitted kitchen comprises of matching wall and base units with work tops over, inset stainless steel sink drainer unit with mixer tap, integrated Range style cooker with cooker hood above and matching splash back, plumbing for washing machine, space for American style fridge/freezer, tiling to splash prone areas, tiled flooring and door leading into downstairs shower room.
Downstairs Shower Room	9' 5" x 5' 1" (2.88m x 1.55m) Having ceiling light point, suite comprises of built in shower cubicle with thermostatic shower with shower head attachment, pedestal hand wash basin with mixer tap, low level W.C, tiling to walls and floor.
Study	14' 5" x 5' 3" (4.40m x 1.60m) Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring and double glazed window to front elevation.
First Floor Landing	Having ceiling light point, doors leading into all bedrooms and family bathroom.
Bedroom One	16' 6" x 8' 1" (5.03m x 2.46m) Having ceiling light point, power points, gas central heating radiator, double glazed window to rear elevation, wood effect laminate flooring and door leading into en-suite W.C.
W.C	4' 11" x 2' 11" (1.49m x 0.90m) Having ceiling light point, wall mounted hand wash basin with mixer tap, low level W.C, tiling to splash prone areas and linoleum flooring.
Bedroom Two	11' 1" x 9' 10" (3.38m x 3.00m) Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring and double glazed window to rear elevation.
Bedroom Three	11' 1" x 9' 10" (3.38m x 3.00m) Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring and double glazed window to front elevation.
Bedroom Four	11' 6" x 5' 1" (3.51m x 1.55m) Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring and double glazed window to front elevation.
Bedroom Five	8' 1" x 6' 11" (2.46m x 2.11m) Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring and double glazed window to front elevation.
Family Bathroom	6' 10" x 5' 7" (2.08m x 1.70m) Having ceiling light point, obscure double glazed window to rear elevation, gas central heating radiator, bathroom suite comprises of panel bath with shower mixer tap, pedestal hand wash basin with mixer tap, low level W.C, tiling to walls and linoleum flooring.
Rear Garden	The rear of the property comprises of paved patio area, door leading to outbuilding and fencing to its perimeters.