







ACCOMMODATION

ENTRANCE PORCH

4'4" x 3'8" [1.34m x 1.13m]

Upon entrance to the property is an entrance porch fitted with a composite door and provides access into the lounge.

LOUNGE

14'7" x 15'3" [4.46m x 4.65m]

UPVC double glazed bay window to the front elevation, central heating radiator, and a gas fireplace with feature surround. A staircase rises to the first floor landing, with a further central heating radiator, and the room opens through into the kitchen diner.



KITCHEN

14'2" x 16'11" [4.33m x 5.16m]

Fitted with tiled flooring, central heating radiator, and a range of wall and base units with laminate work surfaces. There is an integrated double oven, four ring gas hob with extractor above and glass

splashback behind, composite sink with mixer tap and drainer, and spotlights to the ceiling. The island unit features an oak work surface with additional base units below. UPVC double glazed patio doors lead out to the rear garden, with two further double glazed windows to the rear elevation, two Velux windows, and additional ceiling spotlights. Access is provided to the downstairs WC.



DOWNSTAIRS W.C.

7'6" x 2'6" [2.31m x 0.78m]

Fitted with tiled flooring, low flush WC, wash basin with mixer tap and tiled splashback, and space and plumbing for a washing machine and dryer. Extractor fan fitted.

FIRST FLOOR LANDING

The first floor landing provides access to three bedrooms and the house bathroom, with a UPVC double glazed window to the side elevation, loft access, and over stairs storage cupboard housing the gas combination boiler.

BEDROOM ONE

11'4" x 8'1" [3.46m x 2.47m]

UPVC double glazed window to the front elevation, fitted wardrobes and a central heating radiator.



BEDROOM TWO

11'3" x 8'0" [3.43m x 2.45m]

UPVC double glazed window to the rear elevation, central heating radiator.



BEDROOM THREE

5'6" x 6'11" [1.69m x 2.11m]

UPVC double glazed window to the front elevation and central heating radiator.



BATHROOM

5'7" x 5'1" [1.71m x 1.57m]

Fitted with tiled flooring and full height wall tiling, heated towel

radiator, low flush WC, wash basin with mixer tap and storage cupboard below, and panelled bath with hot and cold taps, mixer shower over, and shower attachment. There is a clad ceiling with spotlights and a frosted UPVC double glazed window to the rear elevation.



OUTSIDE

Externally, to the front of the property there is a lawned garden and a driveway providing off road parking for one vehicle, leading to a detached brick built garage with manual up-and-over door, power and lighting. To the side there is a flagged area with a composite lockable gate, providing access to the enclosed rear garden. The rear garden enjoys a south facing aspect and features a flagged patio area, lawn, and timber fenced boundaries.



COUNCIL TAX BAND

The council tax band for this property is B.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Normanton office and they will be pleased to arrange a suitable appointment.