



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Asking Price £540,000
Freehold

 4

 2

 3

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Front Door
Porch area, recently recarpeted, open to:

Entrance Hallway
Skimmed ceiling, recently recarpeted, access to understairs storage cupboard, radiator. Doors to:

Downstairs Cloakroom
Skimmed ceiling, window to front elevation, recently recarpeted, W.C, wash hand basin, radiator.

Lounge
20'6" x 11'0" (6.25 x 3.35)
Skimmed ceiling, PVCu double glazed window to front elevation, carpeted, sliding patio door to conservatory, feature fire surround with fitted fire, television aerial point, 2 x radiators.

Dining Room/ Reception Room
10'5" x 8'6" (3.18 x 2.59)
Skimmed ceiling, French style doors to conservatory, doors to lounge, radiator.

Conservatory
20'8" max x 12'9" max (6.30 max x 3.89 max (6.29 x 3.88))
Constructed from brick and PVCu double glazed elevations under a poly carbonate roof, French style doors to garden, 2 x electric wall heaters, tiled flooring.

Kitchen/ Breakfast Room
11'4" x 9'7" (3.45 x 2.92)
Skimmed ceiling, window to front elevation, fitted range of wall and base units with work surface over, inset sink with mixer taps, space for range cooker with cooker hood, plumbing for dishwasher, tiled flooring, radiator.

Utility Room
8'5" x 5'8" (2.57 x 1.73)
Skimmed ceiling, window to side elevation, door to rear garden, fitted base unit with work surface over, plumbing for washing machine and space for fridge/freezer, space for tumble dryer, wall mounted boiler March 2024, radiator.

First Floor Landing
Skimmed ceiling, access to roof void, small area boarded and light. Doors to:

Bedroom 1
14'5" x 10'2" (4.39 x 3.10)
Skimmed ceiling, window to front elevation, television aerial point, radiator. Door into:

En-Suite Shower Room
6'3" x 5'0" (1.91 x 1.52)
Skimmed ceiling with spot lights, window to rear elevation,modern suite comprising walk-in shower cubicle, vanity wash hand basin, W.C, tiled flooring, extractor fan, heated towel rail, fully tiled, demister LED mirror with blue tooth.

Bedroom 2
12'3" x 9'0" (3.73 x 2.74)
Skimmed ceiling, window to rear elevation, fitted wardrobes, radiator.

Bedroom 3
11'3" x 9'2" (3.43 x 2.79)
Skimmed ceiling, window to front elevation, radiator.

Bedroom 4
11'6" x 9'8" nar 7'9" (3.51 x 2.95 nar 2.36 (3.50 x 2.94))
Skimmed ceiling, window to front elevation, access to built in airing cupboard, radiator.

Family Bathroom
6'9" x 5'5" (2.06 x 1.65)
Skimmed ceiling spot lights, window to rear elevation, modern suite comprising panel bath with independent shower over, W.C, vanity wash hand basin, fully tiled, extractor fan, heated towel rail,demister LED mirror with blue tooth.

Outside
Front Garden
Small area laid to lawn, tucked in a cul-de-sac location.

Driveway
A double width driveway offering off road parking.

Double Garage
Twin up and over doors,. power and light, eaves storage, personal door to garden.

Rear Garden
A fully enclosed low maintenance rear garden laid to lawn with borders, with further area laid to patio, side pedestrian gateway.

