



ACCOMMODATION

ENTRANCE HALL

Solid timber front entrance door leading into the entrance hall. Frosted UPVC double glazed window to the front aspect, staircase with handrail leading to the first floor landing, central heating radiator and feature archway leading into the kitchen. Three doors provide access to the living room, sitting room and understairs storage cupboard.

LIVING ROOM

13'8" x 13'0" [4.17m x 3.97m]
Coving to the ceiling, UPVC double glazed window overlooking the rear garden and electric fire set on a tiled hearth with tiled decorative interior and wooden surround.



SITTING ROOM

10'4" x 12'2" [3.17m x 3.72m]
Walk-in bay window with UPVC double glazing overlooking the front aspect, coving to the ceiling, fitted shelving to the side of the chimney breast with built-in desk and downlighting, decorative tiled fireplace and central heating radiator.

KITCHEN

9'11" x 8'10" [3.03m x 2.71m]
Fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks. Incorporating a 1.5 stainless steel sink and drainer with swan neck mixer

tap, twin integrated ovens and grills, four ring induction hob with extractor hood above, integrated fridge and separate integrated freezer below the counter. Wall mounted extractor fan and timber door providing access into the side hallway. Inset spotlights and coving to the ceiling, together with a UPVC double glazed window overlooking the sun room.

SIDE HALLWAY

UPVC double glazed side entrance door and two internal doors providing access to the downstairs W.C. and sun room.

W.C.

4'11" x 3'1" [1.50m x 0.96m]
Wall mounted extractor fan, low flush W.C., wall mounted wash basin with separate taps, part tiled walls, central heating radiator and frosted UPVC double glazed window to the side aspect.

SUN ROOM

10'9" x 9'8" [3.30m x 2.97m]
Central heating radiator, pitched sloping ceiling with inset spotlights, two wall lights, UPVC double glazed windows to two sides and UPVC double glazed French doors leading out to the rear garden. Power points provided.



FIRST FLOOR LANDING

Doors provide access to four bedrooms and the house bathroom. UPVC double glazed window overlooking the front elevation and useful storage cupboard with fixed shelving.

BEDROOM ONE

13'8" x 10'0" [4.19m x 3.05m]
UPVC double glazed window overlooking the rear elevation, coving to the ceiling, central heating radiator and built-in double wardrobe with fitted storage cupboards above and drawers below.



BEDROOM TWO

10'0" x 12'2" [3.05m x 3.71m]
Coving to the ceiling, UPVC double glazed window overlooking the front elevation, central heating radiator, fitted wardrobes and fitted dressing table.



BEDROOM THREE

10'0" x 8'0" [3.06m x 2.45m]
Coving to the ceiling, UPVC double glazed window overlooking the rear elevation, central heating radiator and built-in double wardrobe.



BEDROOM FOUR

6'8" x 6'1" [2.04m x 1.86m]
UPVC double glazed window overlooking the front elevation and central heating radiator.

BATHROOM/W.C.

10'4" x 6'4" [3.15m x 1.95m]
Fitted with a four piece suite comprising panelled bath with separate taps, low flush W.C., pedestal wash basin with separate taps and enclosed shower cubicle with glazed door and mixer shower. Part tiled walls with full tiling within the shower enclosure, coving and inset spotlights to the ceiling, frosted UPVC double glazed window overlooking the rear elevation, central heating radiator, useful storage cupboard with fixed shelving and loft access.



INTEGRAL GARAGE

8'4" x 19'5" [2.56m x 5.92m]
Manual up and over door, power and lighting, boiler and separate timber side access door.

OUTSIDE

To the front of the property is a large paved driveway providing ample off road parking for several vehicles, together with a low maintenance artificial lawned garden and planted borders with circular edging. A covered entrance porch with timber roof and tiled covering sits above the front door, with outside lighting and a paved seating area positioned in front of the bay window. A paved pathway with low maintenance pebbled borders leads through a timber gate to the side of the garage and into the rear garden. The rear garden is low maintenance and predominantly laid to artificial lawn in an L-shaped design, with planted borders to three sides and a paved patio area positioned in the corner, ideal for outdoor dining and entertaining. There is also an external water connection, outside lighting and timber fencing with additional walling enclosing the garden.



COUNCIL TAX BAND

The council tax band for this property is C.

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.

VIEWINGS

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

EPC RATING

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

PLEASE NOTE

Please be aware the property is unregistered.