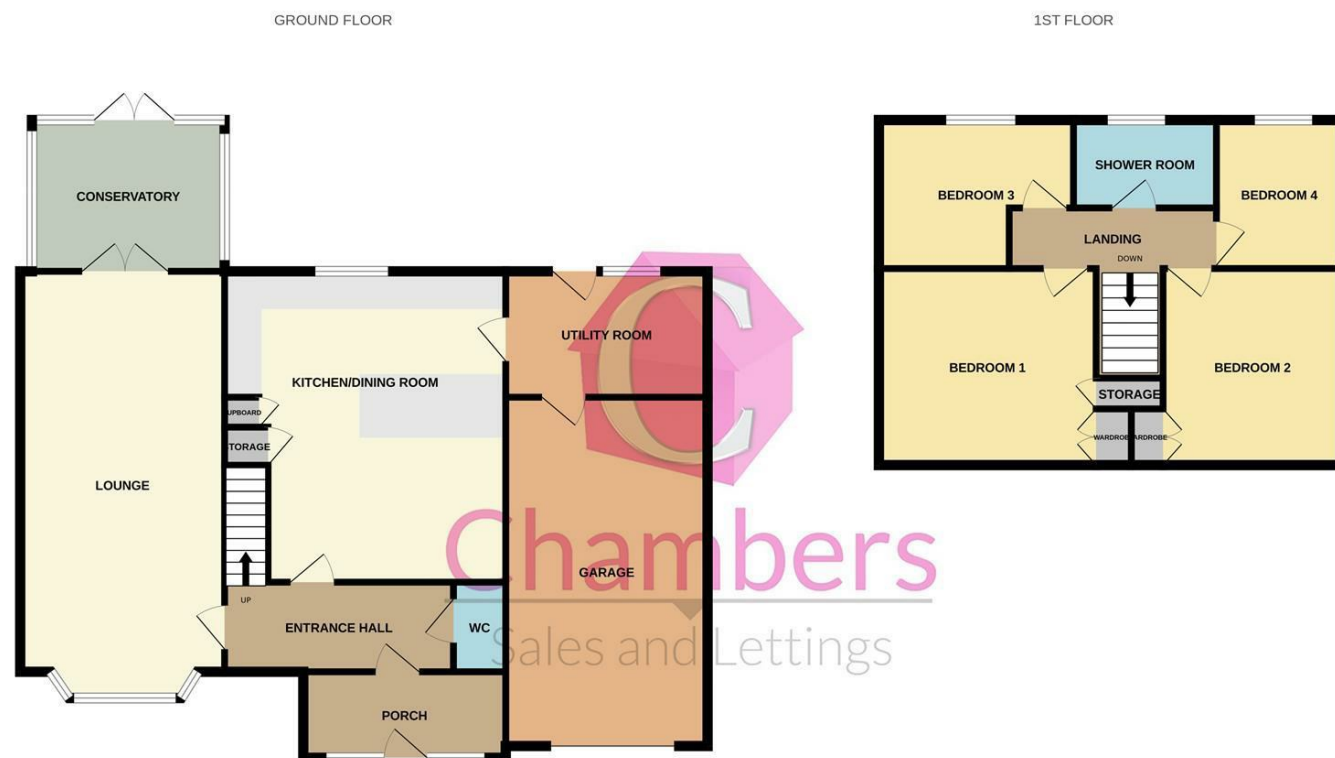




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Offers Over £470,000
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Front Door
Into:
Porch
8'8 x 2'11 (2.64m x 0.89m)
Space for shoes and hanging coats, further door into:

Entrance Hall
Skimmed ceiling, radiator, stairs to first floor, Doors to:

Cloakroom
Skimmed ceiling, PVCu double glazed window to front elevation, wash basin, WC, extractor fan.

Lounge
20'3 x 10'9 (6.17m x 3.28m)
Skimmed ceiling, PVCu double glazed bay window to front elevation, ceiling lights, carpeted, two radiators, featured fire place, double french doors open to:

Conservatory
12'6 x 8'6 (3.81m x 2.59m)
Constructed from brick under a polycarbonate roof with PVCu double glazed elevations, french doors open to rear garden.

Kitchn/ Dining Room
15'1 x 12'7 (4.60m x 3.84m)
Skimmed ceiling with spot lights, PVCU double glazed window to rear elevation, under floor heating in kitchen and radiator in dining area, space for table and chairs, re-fitted range of wall and base/drawer units with worksurface over, inset sink, tiled floor, integrated dishwasher, eye level microwave and oven, induction hob with hod over, storage cupboards.

Utility Room
8'7 x 6'4 (2.62m x 1.93m)
Skimmed ceiling, PVCu double glazed window and door to rear garden, plumbing for washing machine,space for tumble dryer, access to boiler, space for extra undercounter fridge or freezer inset sink and worktops with cupboards.

Integral Garage
18'3 x 8'6 (5.56m x 2.59m)
Rear door from Utility giving access into garage, power and light, up and over door. further ceiling storage available.

Landing
Skimmed ceiling, Loft access with pull down ladder, boarded, and light. Doors to:

Bedroom 1
11'7 9'3 (3.53m 2.82m)
PVCu double glazed window to front elevation, fitted wardrobes, radiator.

Bedroom 2
11'7 x 9'3 (3.53m x 2.82m)
PVCu double glazed window to front elevation, fitted wardrobes, radiator.

Bedroom 3
10 x 8'5 (3.05m x 2.57m)
PVCu double glazed window to rear elevation,radiator.

Bedroom 4
8'5 x 6'3 (2.57m x 1.91m)
PVCu double glazed window to rear elevation,radiator.

Shower Room
Skimmed ceiling with spot lights, white suite comprising a walk in shower cubicle with rainfall shower head and separate head, vanity wash basin, WC, fully tiled, extractor fan, PVCu double glazed window to rear elevation. heated towel rail.

Outside
Front Driveway
A beautiful resin driveway offering ample parking with further area laid to lawn leading to the garage and side gate access to:

Rear Garden
A westerly facing low maintenance enclosed rear garden mainly laid to lawn with further area laid to patio with shrub boarders, garden shed and space for greenhouse.

