

Ground Floor
Approx. 41.0 sq. metres (441.5 sq. feet)

The Ground Floor plan shows a large Lounge/Dining Room (6.77m x 3.32m / 22'3" x 10'11") on the right, an Entrance Hall at the top, and a Kitchen/Breakfast Room (4.92m x 2.64m / 16'2" x 8'8") on the left. A staircase is located in the top left corner. The plan is oriented with the entrance at the top.

First Floor
Approx. 41.5 sq. metres (447.0 sq. feet)

The First Floor plan shows three bedrooms: Bedroom 1 (3.66m x 3.30m / 12' x 10'10"), Bedroom 2 (3.35m x 3.03m / 11' x 9'11"), and Bedroom 3 (2.70m x 2.53m / 8'10" x 8'4"). There is a central Landing, a Bathroom, and a staircase. The plan is oriented with the entrance at the top.

Total area: approx. 82.5 sq. metres (888.6 sq. feet)

Not to scale, for identification purposes only.
Plan produced for Daniels Estate Agents
Plan produced using PlanUp.





Entrance Hall

A part glazed UPVC front door. Stairs to first floor. Wood effect flooring. Double glazed window to side. Doors to:

Living/Dining Room

Double glazed window to front and double glazed patio doors to rear. Feature fire place. Cover ceiling. Wood effect flooring.

Kitchen

Double glazed windows to side and rear. A modern new kitchen with a range of wall and base units with work tops and up stands over. Stainless steel sink unit with mixer tap and drainer. Integrated oven, ceramic hob, extractor fan, dish washer and washing machine. Space for freestanding fridge/freezer and tumble dryer. Wall mounted gas combination boiler. Tiled flooring. Radiator. Cupboard housing consumer unit and gas meter.

Landing

Double glazed window to front. Large storage cupboard. Wood flooring. Access to part boarded loft with drop down ladder and light. Doors to:

Bedroom One

Double glazed window to rear. Coved ceiling. A range of fitted wardrobes. Radiator. Wood flooring.

Bedroom Two

Double glazed window to front. Coved ceiling. Wood flooring.

Bedroom Three

Double glazed window to rear. Radiator. Wood flooring.

Bathroom

Double glazed windows to side. A well maintained bathroom comprising: Jacuzzi bath with shower over. Pedestal wash hand basin. Low level WC. Part tiled walls and tiled flooring.

Front

A large block paved patio with parking for 3/4 cars. Access to rear garden is passageway and side gate.

Rear Garden

A well maintained south facing rear garden mainly laid to lawn with fencing to boundaries. Patio area and raised deck area to rear. Garden shed. Lighting and cold water tap.

