

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

TOTAL FLOOR AREA: 1006 sq. ft. (93.4 sq.m.) approx.



GROUND FLOOR: 1006 sq. ft. (93.4 sq.m.) approx.





FRONTAGE

Set back from roadside with a in and out dual access block paved driveway.

ENTRANCE PORCH

6' 5" x 3' 9" (1.96m x 1.14m) Via UPVC double glazed lead light door with corresponding double glazed windows. Step up to hardwood inner double glazed feature entrance door to hallway.

HALLWAY

22' 6" in length x 7' 2" on entry - reduces to 2'10". Smooth plastered coved ceiling. Feature wall mounted light points. Access to loft via pull down loft hatch. Two wall mounted panelled radiators. Built in storage cupboard housing electric fuseboard including gas & electricity meters. Carpet laid throughout.

EXTENDED LOUNGE/DINER

25' 6" x 12' 1" to the living room area. 12'5" to dining area. Three hardwood double glazed lead light windows to side aspect. Additional UPVC double glazed window and sliding patio door to dining area. Coved ceiling with centred ceiling light point and centred ceiling rose. Four wall mounted light points. Two wall mounted panelled radiators. Feature brick fireplace with ornamental flame effect electric fire inset. Carpet laid throughout.

KITCHEN

14' 11" reducing to 11'1" x 10'1" further reducing to 5'8". UPVC recently installed double glazed window overlooking garden. Smooth plastered coved ceiling with inset LED spotlighting. Additional timber framed lead light window to side aspect. Kitchen comprises of a range of wall mounted & base level kitchen cabinet & drawer units, with under counter space for free standing fridge. Ceramic tiled splash backs. Rolled edged worktops incorporating a one and a half bowl ceramic sink unit with mixer tap & drainer. Four ring gas hob and electric fan assisted Hotpoint oven & grill. Pull out extractor hood over hob. Tiled flooring laid throughout. Door through to utility room.

UTILITY ROOM

12' 7" x 5' 6" (3.84m x 1.68m) UPVC obscure double glazed window to side aspect. UPVC double glazed window to front aspect and corresponding back door to garden. Recently installed wall mounted Ideal combi-boiler. Rolled edged worktops with space & plumbing beneath for washing machine and dishwasher. Additional space for freestanding appliances i.e. freezer and chest freezer. Ceramic tiled walls at half height and ceramic tiled flooring throughout. Built in louvred fronted storage cupboard.

BEDROOM ONE

11' 11" x 12' 0" (3.63m x 3.66m) Hardwood double glazed lead light window to front aspect. Coved ceiling with ceiling light point and ceiling rose. Wall mounted panelled radiator. Built in bedroom furniture including wardrobes, dressing table with drawer units and bedside cabinets. Carpet laid throughout.

BEDROOM TWO

11' 7" into bay window - reduces to 9' 10" x 10'4". Hardwood double glazed lead light bay window to front aspect. Smooth plastered coved ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

BEDROOM THREE

9' 10" x 7' 0" (3.00m x 2.13m) Hardwood double glazed lead light window to side aspect. Smooth plastered coved ceiling with ceiling light point and ceiling rose. Wall mounted double banked panelled radiator. Carpet laid throughout.

SHOWER ROOM

8' 3" narrowing to 5' 3" x 6'10" Hardwood double glazed lead light window to side aspect. Smooth plastered ceiling with ceiling light point. Full ceramic tiled walls with contrasting colours and mid height inlay textured border. Ceramic tiled flooring. Suite comprises of a open ended double shower cubicle with curved glass shower screen with thermostatic mixer shower inset. Close coupled push flush WC and wash basin with mixer tap inset to vanity storage unit. Wall mounted mirror with inset shelving and lighting. Chrome heated towel rail.

GARDEN

Commences with dual access from lounge/diner and utility room. Paved patio area and step up to lawn area with brick built and ironmongery raised boundary with pathway leading to the end of the garden with access to garage and additional patio area. Timber fenced boundaries. External water tap. Gated side access to front

