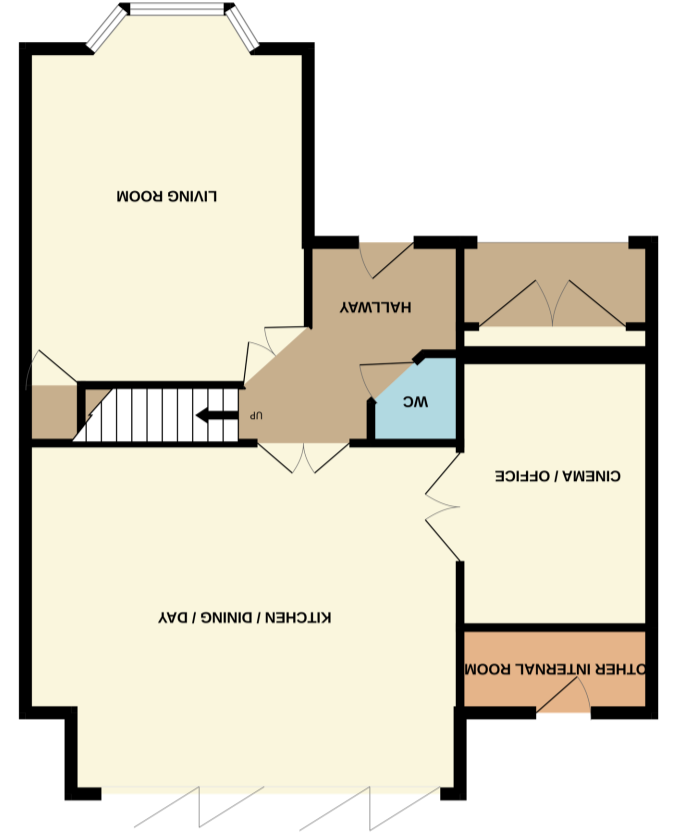


TOTAL FLOOR AREA: 1517 sq.ft. (140.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative 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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GROUND FLOOR  
793 sq.ft. (73.7 sq.m.) approx.



1ST FLOOR  
724 sq.ft. (67.2 sq.m.) approx.







### Entrance Hall

Entrance via front aspect double glazed door to spacious entrance hall, smooth plastered ceiling, inset ceiling spotlights, stairs leading to first floor accommodation, tiled flooring, power points, radiator, double doors leading through to kitchen/dining room, door to ground floor WC.

GF WC: With pedestal wash hand basin, tiled splash back, pillar taps, close coupled WC, tiled floor, part tiled walls, smooth plastered ceiling, ceiling light point, extractor, wall mounted consumer unit.

### Living Room

4.68m x 3.91m (15' 4" x 12' 10") Spacious room, provision for wall mounted TV, natural stone fire surround with electric fire, power points, radiator, front aspect double glazed bay window, side aspect double glazed window, door to an under stairs storage cupboard.

### Kitchen/Dining Room/Day

4.14m x 2.61m (13' 7" x 8' 7") Comprehensive range of matching wall mounted and base units with granite work surfaces over, inset five ring gas burner hob, extractor head over, integrated double oven, integrated microwave, built in Bosch coffee machine, built in fridge freezer, built in larder fridge, built in large freezer, integrated wine cooler, centre isle with counter sunk sink unit and mixer tap, integrated full width dishwasher, centre isle with granite work surfaces and breakfast bar area, underfloor heating, smooth plastered ceiling with two ceiling light points, inset ceiling spotlights, contemporary radiator, rear aspect sliding double glazed bi-fold doors giving access through to the rear garden, double doors from kitchen/dining area through to a media room/cinema room (previously the garage)

### Cinema Room

4.14m x 2.61m (13' 7" x 8' 7") A really impressive room which has been converted from the garage. Sonos sound system with inset to ceiling speakers, inset to ceiling spotlights, ppts, radiator.

### First Floor Landing

Side aspect double glazed window, smooth plastered ceiling, hatch providing access through to loft space, access to all principle rooms, radiator, door to a cupboard housing a Megaflo pressurised hot water system.

### Bedroom 1

3.92m x 3.74m (12' 10" x 12' 3") Front aspect double glazed window, side aspect double glazed window, radiator, power points, fitted triple sliding door wardrobe with ample hanging space and shelving for storage.

### En-Suite

Fully tiled shower cubicle with thermostatic shower unit, pedestal wash hand basin, mixer tap, close coupled WC, front aspect frosted double glazed window, tiled walls, tiled floor, inset to ceiling spotlights, extractor.

### Bedroom 2

3.31m x 3.12m (10' 10" x 10' 3") Front aspect double glazed window, radiator, smooth plastered ceiling, ceiling light point, fitted double wardrobe, power points.

### Bedroom 3

3.74m x 3.37m (12' 3" x 11' 1") Spacious third bedroom, fitted double wardrobe, rear aspect double glazed window, radiator, power point, smooth plastered ceiling, ceiling light point.

### Bedroom 4

3.58m x 2.72m (11' 9" x 8' 11") Rear aspect double glazed window, radiator, smooth plastered ceiling, ceiling light point, fitted wardrobe,.

### First Floor Principle Bathroom

Modern suite comprising panelled bath, mixer tap, shower attachment, tiled surround, pedestal, washing basin, mixer tap, close coupled WC, oversized tiled shower cubicle with thermostatic shower unit, tiled floor, tiled walls, chrome heated towel rail, shaver point, extractor.

### Rear Garden

This is a feature of the property with a shaped section of lawn, large shingle area, with surrounding shrub borders and a patio area. There is an external door to a utility room also which houses the boiler serving the domestic hot water and central heating system.

### Front Garden

There is off road parking for approximately two vehicles, section of lawn, path to the front door.



PLEASE NOTE: The measurements that have been quoted are approximate and strictly for guidance only. All fittings, fixtures, services and appliances have not been tested and no guarantee can be given that they are in working order. The particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. The images displayed are for information purposes only and it cannot be inferred that any items shown will be included in the property.

