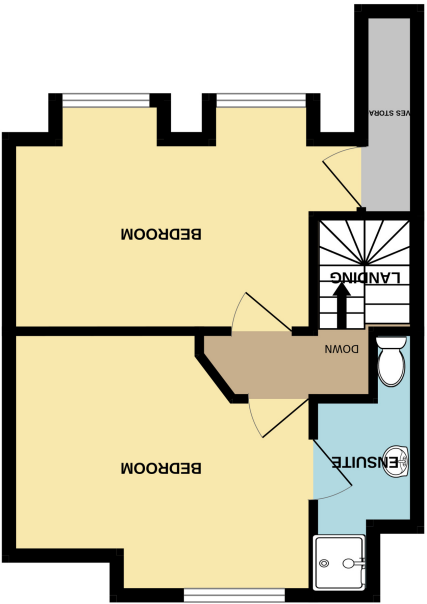


GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR
333 sq.ft. (30.9 sq.m.) approx.

TOTAL FLOOR AREA: 895 sq.ft. (83.2 sq.m.) approx.
Made with Metropix e2025

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.



PROPERTY FRONTAGE

Large Paved Multi-Vehicle Driveway, to comfortably accommodate at least six vehicles; Brick-Built Wall and Timber Fencing to Boundaries; Access to Rear.

ENTRANCE HALLWAY

9' 1" x 5' 5" (2.77m x 1.65m) Triple Glazed Window to Side; Timber-Effect Flooring; Radiator; Ceiling Light Fitting; Under-Stairs Storage Cupboard, depth of 3 ft 2 ins.

LOUNGE/DINING ROOM

19' 7" x 12' 0" reduces to 9 ft 3 ins (5.97m x 3.66m) Timber-Effect Flooring Throughout; Feature Brick-Built Fireplace with Electric Fire; Radiator; Ceiling Light fittings; Double Doors to Living Room; Lovely and Light Dining Area with Views of Rear Garden via French Doors.

LIVING ROOM

13' 8" x 10' 3" (4.17m x 3.12m) Spacious, Light & Bright Living with: Large Triple Glazed Bay Window; Carpeted Flooring; Ceiling Light Fitting; Radiator.

KITCHEN

10' 2" x 9' 5" (3.10m x 2.87m) Country-Style Kitchen with: Mixer Tap to Butler's Sink; Rangemaster Cooker; Rangemaster Chimney Extractor Fan; Ample Drawers and Wall and Base Units to include Glass Display Cabinets with Ambient Under-Cabinet Lighting; Tiled Splashbacks; Ceiling Light Fittings; Radiator; Triple Glazed Window to rear; Door to Side Access; Space for Dishwasher, Fridge/Freezer, Washing Machine.

GROUND FLOOR BEDROOM

8' 9" reduces to 5 ft 7 ins x 8' 3" (2.67m x 2.51m) Versatile room to be used as a third bedroom/home office/gaming room/third reception room. Timber Effect Flooring; Triple Glazed Window; Ceiling Light Fitting; Radiator.

BATHROOM

6' 3" x 5' 9" (1.91m x 1.75m) Modern three-piece suite comprising of: Mixer Tap to Panel Bath; Mixer Tap to Pedestal Basin; WC. Triple Glazed Window; Tiled Walls; Radiator; Ceiling Light Fitting.

FIRST FLOOR LANDING

5' 9" x 3' 10" (1.75m x 1.17m) Carpeted Landing with Doors to Beds One and Two; Ceiling Light Fitting.

BEDROOM ONE

12' 5" x 10' 11" (3.78m x 3.33m) A large and light bedroom with: Triple Glazed Window to Rear Aspect; Timber Effect Flooring; Ceiling Light Fittings; Radiator; Door to En-Suite.

EN-SUITE

Contemporary three-piece suite comprising of: Glass Door to Shower Cubicle; Mixer Tap to Vanity Basin and Unit; WC. Tiled Splashbacks; Radiator; Ceiling Light Fittings; Triple Glazed Window to Side Aspect.

BEDROOM TWO

14' 7" reduces to 12 ft 6 ins x 9' 8" (4.45m x 2.95m) Spacious second bedroom with: Two Triple Glazed Windows to front Aspect; Timber Effect Flooring; Ceiling Spot Light Fittings; Radiator; Storage to Eaves.

REAR GARDEN

Landscaped rear garden of approximately 80 ft. Paved Patio Area; Large Lawn Area; Summer House with Power; Timber Shed to Rear; Timber Fencing to Boundary. A beautiful, low-maintenance, rear garden with plenty of space for entertaining, or simply relaxing and enjoying your peace and privacy.

ADDITIONAL INFORMATION

Council Tax Band C
Insulated Loft
2016 - Boiler installed and annually serviced
2016 - New front door
2017 - Triple glazed windows installed throughout
2022/2023 - External wall insulation, re-coated and painted

