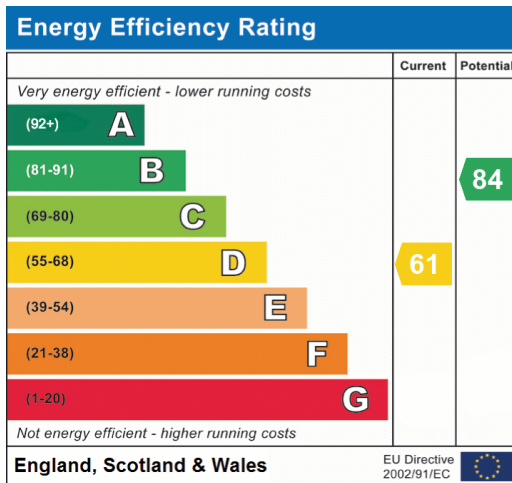


TOTAL FLOOR AREA: 1259 sq ft. (117.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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- GROUND FLOOR WC
- UTILITY ROOM
- PORCELAIN TILED FLOORING



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GROUND FLOOR

Front Entrance

Via composite door opening into:

Entrance Hall

Obscure double glazed windows to front, inset spotlights to ceiling, understairs storage cupboard, understairs touch-close storage drawers, feature timber panelling to walls, radiator, porcelain tiled flooring.

Reception Room One

4.6m x 3.35m (15' 1" x 11' 0") Double glazed bay windows to front, feature fireplace, radiator, fitted carpet.

Ground Floor WC

1.3m x 0.72m (4' 3" x 2' 4") Spotlight to ceiling, low-level flush WC, corner hand wash basin, tiled walls, tiled flooring.

Utility Room

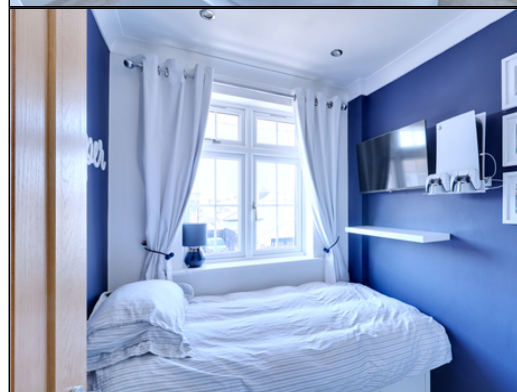
1.51m x 0.75m (4' 11" x 2' 6") Laminate worksurfaces, space and plumbing for washing machine, space for tumble dryer.

Kitchen

3.31m x 2.8m (10' 10" x 9' 2") Inset spotlights to ceiling, a range of matching wall base units, granite worksurfaces, butler style sink and drainer with extendable mixer tap, four ring induction hob, extractor hood, space for wine cooler, integrated dishwasher, breakfast bar area, granite splashbacks, porcelain tiled flooring.

Dining Room

5.06m x 2.63m (16' 7" x 8' 8") Two skylight windows and inset spotlights to ceiling, feature mirror tiled wall and timber panelling, radiator, porcelain tiled flooring, space for American style fridge freezer, a range of storage units, integrated oven, integrated microwave, uPVC framed tri-folding doors to rear opening to rear garden.



FIRST FLOOR

Landing

Spotlights to ceiling, fitted carpet, stairs to second floor.

Bedroom Two

3.4m x 3.22m (11' 2" x 10' 7") Inset spotlights to ceiling, double glazed bay windows to front, built-in base level storage to front, radiator, fitted carpet.

Bedroom Three

3.85m x 3.06m (12' 8" x 10' 0") Inset spotlights to ceiling, double glazed windows to rear, radiator, fitted carpet.

Bedroom Five

2.05m x 1.93m (6' 9" x 6' 4") Double glazed windows to front, inset spotlights to ceiling, radiator, laminate flooring.

Bathroom

2.91m x 2.23m (9' 7" x 7' 4") Inset spotlights to ceiling, obscure double glazed windows to rear, large tiled bath, floating WC, hand wash basin set on drawer unit, shower cubicle, chrome hand towel radiator, tiled walls, tiled flooring.

SECOND FLOOR

Landing

Built-in storage cupboard, feature timber wall panelling, fitted carpet.

Bedroom One

3.51m x 3.26m (11' 6" x 10' 8") Into fitted wardrobes, spotlights to ceiling, double glazed windows to rear, feature timber wall panelling, radiator, fitted wardrobes with motion detector lighting, fitted carpet.

Ensuite Shower Room

1.95m x 1.57m (6' 5" x 5' 2") Inset spotlights to ceiling, double glazed windows to rear, low level flush WC. floating oval hand wash basin, shower cubicle, hand towel radiator, tiled walls, tiled flooring.

Bedroom Four

3.71m x 2.1m (12' 2" x 6' 11") Skylight window with blackout blind to front, storage in eaves, fitted carpet.

EXTERIOR

Rear Garden

Approximately 40' Part sandstone patio and part laid to artificial grass with raised sandstone paved bush and plant borders, brick barbecue to rear.

Detached Garage

Electric roller door to front, uPVC double doors to rear.

Front Exterior

Fully paved driveway giving off street parking.