





### ENTRANCE

### LOUNGE

15' " x 11' 10" (NaNm x 3.61m) (approx) Sealed glazed window to front aspect, fire place, window to rear aspect and wooden flooring.

### KITCHEN / BREAKFAST ROOM

14' 8" x 13' 8" (4.47m x 4.17m) (approx) Fitted with a range of base and eye level units with work surfaces over, butler sink, partly tiled walls, exposed chimney stone, multi fuel burner, expose brick flooring, exposed beams and plumbing for a dish washer. Sealed glazed window to rear, half glazed door to garden.

### LOBBY

Sealed window to side aspect, quarry tiled flooring and plumbing for a washing machine.

### SHOWER ROOM

Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin, bath, tiled walls, down lighting, tiled flooring and wall mounted light fitting. Sealed glazed window to side aspect.

### BEDROOM 1

15' 0" x 11' 10" (4.57m x 3.61m) (approx) Sealed window to window to front aspect, exposed beams, wood flooring and wardrobe. Sealed window to rear aspect.

### WC

Integrated wash hand basin and WC, partly tiled walls and tiled flooring.

### LANDING

Cupboard and wood flooring.

### BEDROOM 2

14' 7" x 11' 9" (4.45m x 3.58m) (approx) Velux window to rear aspect. Dorma window to front aspect and a radiator.

### OUTSIDE

The front of the property has permit parking space and a visitor's permit space also. The rear of the property has a wall surround, paved area, mature shrubs, brick built shed and side access.

### AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

