

Whilst 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.

Made with Metopix ©2025

GROUND FLOOR

1ST FLOOR

| Energy Efficiency Rating | |
|--------------------------|---------|
| Potential | Current |
| 85 | 65 |

| England, Scotland & Wales | |
|---|---------|
| EU Directive 2002/91/EC | |
| Not energy efficient - higher running costs | |
| A | (92+) |
| B | (81-91) |
| C | (69-80) |
| D | (55-68) |
| E | (39-54) |
| F | (21-38) |
| G | (1-20) |
| Very energy efficient - lower running costs | |





Entrance

Via front aspect double glazed door.

Entrance Hall

Stairs leading to the first floor accommodation, inset to ceiling spot lights, radiator, wood effect laminate flooring, power points, access to all principal rooms, door to a storage cupboard/airing cupboard housing a pre-lagged hot water cylinder and slatted shelving.

Living Room/Dining Room

5.97m x 3.63m (19' 7" x 11' 11") L-Shaped spacious room, front aspect double glazed window, smooth plastered ceiling, inset to ceiling light points, various wall light points, TV point, rear aspect sliding double glazed patio doors giving access through to the Rear Garden, door to Kitchen/Breakfast Room.

Kitchen/Breakfast Room

4.90m x 2.99m (16' 1" x 9' 10") Max. A good range of matching wall mounted and base units with granite work surfaces over, countersunk sink unit with mixer tap, inset hob with built in oven beneath and stainless steel extractor hood over, space for American style fridge freezer, space for washing machine, space for dishwasher, rear aspect double glazed window, two ceiling light points, further rear aspect double glazed window, door to the Rear Porch.

Rear Porch

UPVC double glazed construction, giving access through to the Rear Garden.

Bedroom One

4.43m x 3.32m (14' 6" x 10' 11") Front aspect double glazed window, radiator, power points, ceiling light point, wall to wall fitted three door sliding door wardrobe providing ample hanging space and shelving for storage, door to En-Suite.

En-Suite

2.40m x 1.84m (7' 10" x 6' 0") Tiled oversized shower cubicle with shower unit, oval sink unit with cupboard beneath, under a fitted mirror, close coupled WC, tiled walls, radiator, tiled floor, frosted double glazed window.

Bedroom Four/Study

4.23m x 3.11m (13' 11" x 10' 2") Rear aspect double glazed window, power points, radiator.



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.

