01202 143611

EAEBLL HOWES

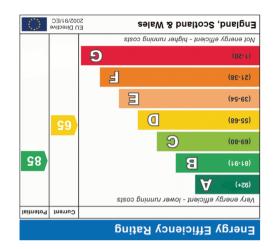
white seeks without hat seek on the school seeks of the s





1ST FLOOR

GROUND FLOOR











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 shalving.

Living Room/Dining Room

 $5.97 \text{m} \times 3.63 \text{m} (19' 7" \times 11' 11")$ 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

 $\label{thm:construction} \mbox{UPVC double glazed construction, giving access through to the Rear Garden.}$

Bedroom One

 $4.43\text{m} \times 3.32\text{m}$ (14' 6" \times 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

 $2.40\text{m} \times 1.84\text{m}$ (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.

Ground Floor Bathroom/Shower Room

 $3.07 \mathrm{m} \times 2.36 \mathrm{m}$ (10' 1" x 7' 9") Large polished tiled floor, WC with concealed cistern, sink unit with cupboards beneath, mixer tap, under a fitted mirror, bath with mixer tap, tiled surround, rear aspect double glazed window, radiator, smooth plastered ceiling, inset to ceiling spot lights, oversized walk in shower cubicle with a thermostatic shower unit.

First Floor Landing

Front aspect double glazed window, wood effect laminate flooring, access to all Bedrooms Two, Three and Bathroom.

Bedroom Two

6.01m x 5.42m (19' 9" x 17' 9") Max. Very spacious room, front side and rear aspect double glazed windows offering a triple aspect, radiator, power points, part sloped ceilings, two ceiling light points.

Bedroom Three

 $5.91\text{m} \times 4.29\text{m}$ (19' 5" \times 14' 1") Very spacious room, front and rear aspect double glazed windows, radiator, power points, storage in eaves.

Bathroom

2.73m x 1.65m (8' 11" x 5' 5") Panelled bath with pillar taps, tiled surround, pedestal wash hand basin with pillar taps, close coupled WC, rear aspect frosted double glazed window, chrome heated towel rail, tiled floor.

Outside Front

This property offers very good frontage and privacy with a shaped tarmac driveway providing ample off road parking for numerous vehicles, adjacent to the parking area is a shaped section of lawn, raised shrub boarders, enclosed by hedging for seclusion. On the left hand side of the property is a large Storage Room (previously a Garage).

Storage Room

Mezzanine, front aspect double glazed door, front aspect double glazed window, rear aspect door giving access to the Rear Garden, side aspect window, ample power points. This can be easily converted back to a Garage to house a vehicle if preferred.

Rear Garden

Impressive Rear Garden and is a real feature of this property being of a very good size and offering a good degree of privacy, substantial patio area, the remainder is laid to a shaped lawn which is enclosed by mature hedges, inset pond, large timber framed shed to remain, Summer House to remain.

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 formpart of a contract. The images displayed are for information purposes only and it cannot be inferred that any items hown will be included in the property.







