

GROUND FLOOR  
APPROX. FLOOR  
AREA 350 SQ.FT.  
(32.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 367 SQ.FT.  
(34.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 717 SQ.FT. (66.6 SQ.M.)

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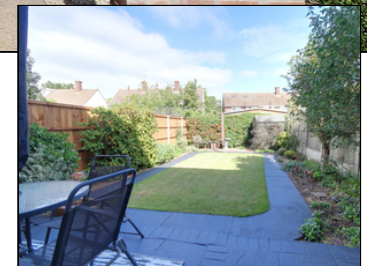
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## GROUND FLOOR

### Front Entrance

Via uPVC door into storm porch, obscure double glazed windows to front, second door also uPVC opening to:

### Hallway

Obscure double glazed window to front, electric radiator, wood grain effect laminate flooring, stairs to first floor.

### Lounge

4.12m x 3.65m (13' 6" x 12' 0") Double glazed bay windows to front, electric radiator, feature electric fireplace, wood grain effect laminate flooring.

### Kitchen / Diner

4.65m x 2.4m (15' 3" x 7' 10") Double glazed windows to rear, range of matching wall and base units, laminate work surfaces, inset sink and drainer with brushed nickel mixer tap, integrated oven, four ringed electric hob, extractor hood, space and plumbing for washing machine, space for tumble dryer, space for free standing fridge freezer, integrated fridge, electric radiator, large under-stairs storage cupboard, tile effect vinyl flooring, uPVC rear door opening to garden.

