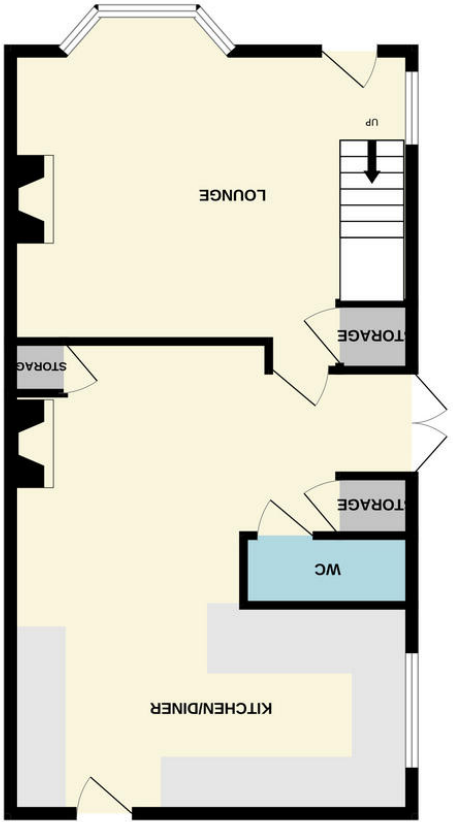
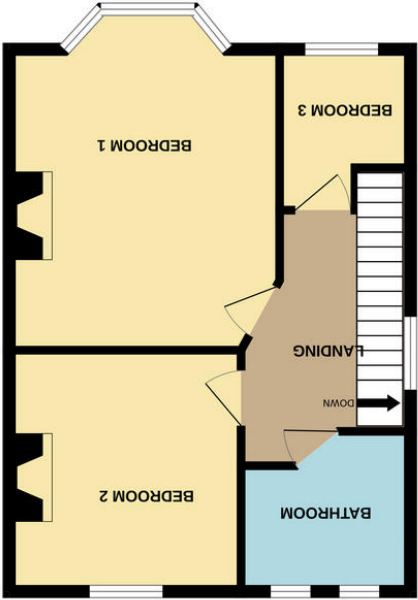




GROUND FLOOR
621 sq.ft. approx.



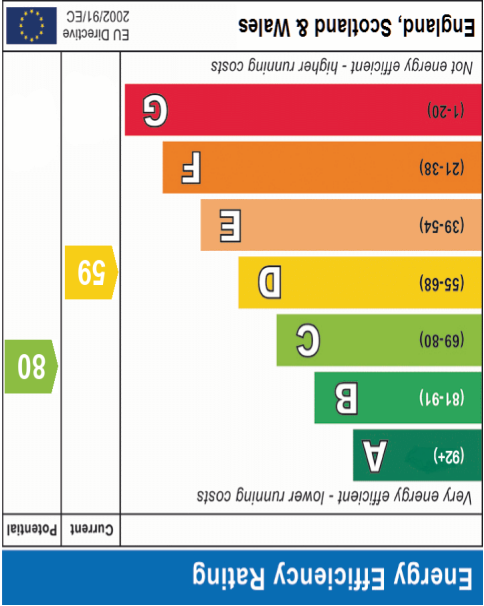
1ST FLOOR
440 sq.ft. approx.



What every attempt has been made to ensure the accuracy of the footprint contained here, 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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Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.





COMPLETED RENOVATION WORKS

- * New Boiler
- * Restoration of 3 Original Stained Glass Windows
- * New Radiators Throughout
- * New Front & Rear Doors
- * Replaced all Windows - Triple Glazed to Front and Double Glazed to Rear
- * Re-Wiring Throughout
- * Re-Plastered Throughout
- * New Flooring Throughout
- * Newly Fitted Bathroom
- * New French Doors in Dining Room
- * Rear Extension
- * Newly Installed Kitchen
- * New Cloakroom Installed
- * Driveway Added & Potential to Build Garage (Space for 2 cars if shed removed)
- * Built-in Robes to Main Bedroom
- * New Fencing to Rear Garden
- * New Decking and Paving to Rear Garden
- * Re-Painting of Exterior
- * Replacement of Front Porch Pillars

PROPERTY FRONTAGE & DRIVEWAY

Attractive frontage with immense street appeal. Fully-Fenced Garden; Large Lawn with Central Path to Front Door; Beautiful Evergreen Trees and Shrubs. Driveway to Rear.

ENTRANCE HALLWAY

Length of 15' 4" (4.67m) Plus Storage Cupboard 2' 8" x 2' 5" Plus Understairs Storage

LIVING ROOM

18' 0" x 15' 6" (5.49m x 4.72m) The whole property exudes lightness and brightness throughout, commencing with this spacious and light living room benefitting from: Large Bay Window with Front Garden Views; Feature Fireplace; Ceiling Light Fittings; Radiator. A lovely room creating a calming and relaxing environment.

OPEN-PLAN KITCHEN/DINING

23' 8" x 18' 9" (7.21m x 5.71m) A MASTER-CLASS IN DESIGN! The X-Factor or the Wow Factor....You Decide!
Superior Chef's Kitchen, complete with: Compulsory Range Cooker, Chimney Extractor, and Butler's Sink. Ample Base Units and Drawers; Floor to Ceiling Fitted Cabinets. Breakfast Bar; Tiled Flooring; Ceiling Light Fittings. Bright and Light throughout with: Ceiling Velux Windows; Double-Glazed Window to Side, and Glass Door to Rear Garden.

DINE IN STYLE - The exquisite dining area boasts: Feature Fireplace; Built-in Storage; Plenty of Space for Large Dining Suite/Family Room. Additionally, a quaint seating area aside the French Doors which lead into the side garden lawn area.

CLOAKROOM

5' 6" x 3' 6" (1.68m x 1.07m) Timeless two-piece suite, comprising of: Hot and Cold Lever Taps to Basin with Full Pedestal; WC.

LANDING

7' 4" x 5' 6" at its widest (2.24m x 1.68m)

BEDROOM ONE

15' 9" x 11' 0" into robes (4.80m x 3.35m) Superior double bedroom boasting: Large Bay Window to Front with an Abundance of Natural Light Flowing Through; Two Built-in Robes; Wood-Effect Flooring; Ceiling Light Fitting; Radiator. A simply stunning room!

BEDROOM TWO

11' 0" x 10' 7" (3.35m x 3.23m) Generously sized, light and bright double bedroom with: Built-in Robes; Wood-Effect Flooring; Radiator; Double Glazed Window; Ceiling Light Fitting.

BEDROOM THREE

9' 6" tapers to 7' 3" x 5' 9" (2.90m x 1.75m) Lovely size for a single bedroom or, home office/study/play room/gamily room...versatility to suit your family. Wood-Effect Flooring; Radiator; Ceiling Light Fittings; Double-Glazed Window.

BATHROOM

7' 2" x 5' 9" (2.18m x 1.75m) Timeless Elegance! Traditional four-piece suite comprising of: Double-Ended Roll-Top Bath with Lever Shower Mixer Tap; Basin with Pedestal; WC; Shower Cubicle with Wall-Mounted Lever Shower. Chrome Wall-Mounted Towel Radiator;

GARDEN TO SIDE AND REAR

Unique wrap-around garden, beautifully and thoughtfully designed. Fully-Fenced; Large Shed; Lawn Area; Large Decked Entertaining or Relaxing Seating Area; Large Paved Patio Area; Plenty of areas to entertain/dine al-fresco. A lovely garden for all the family to enjoy - shade for the sun-shy and sunshine for the sun-worshippers.

