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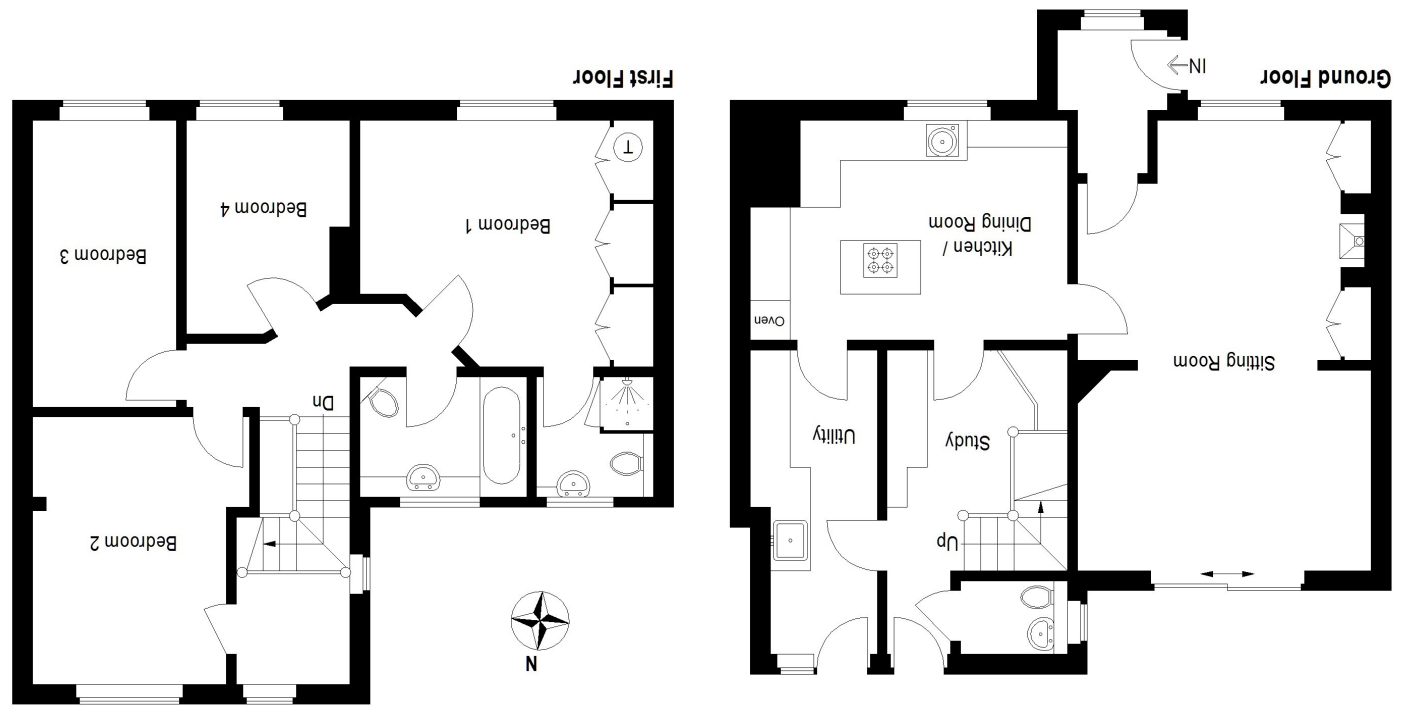
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID970195)
Houseplix Ltd



Approximate Gross Internal Area
137.1 sq m / 1476 sq ft



- End Terrace Character Cottage
- Living Room/Dining Room
- Study Area
- Off Road Parking Provision
- No Forward Chain

- Four Bedrooms
- Kitchen/Breakfast Room And Utility Room
- En Suite Shower Room And Family Bathroom
- Good Sized Mature Garden



Timber Door To

Entrance Porch

Double glazed window to front aspect, radiator, tiled flooring, coats hanging area.

Living/Dining Room

14' 5" x 11' 10" (4.39m x 3.61m)

Double glazed window to front aspect, coving to ceiling, wall light points, two radiators, central fireplace with tiled hearth and timber bressumer with inset wood burning stove, two recessed cupboards, laminate flooring, opening to

Dining Area

14' 5" x 9' 10" (4.39m x 3.00m)

Double glazed sliding patio doors to rear aspect, coving to ceiling, radiator, laminate flooring.

Kitchen/Breakfast Room

15' 7" x 10' 10" (4.75m x 3.30m) Double glazed window to front aspect, fitted in a modern range of base, drawer and wall mounted units with complementing work surfaces and tiled surrounds, circular sink unit with mixer tap, integrated dishwasher and rubbish bins, integrated fridge freezer and electric oven, central island unit with storage beneath and housing gas hob with suspended extractor hood over, box seating with storage, recessed down lighters, radiator.

Utility Room

14' 11" x 6' 3" (4.55m x 1.91m)

UPVC double glazed window and door to rear, space and plumbing for washing machine, spaces for tumble dryer and fridge, complementing work surfaces, sink unit, radiator, tiled flooring, coats hanging area.

Inner Hall/Study

10' 10" x 8' 10" (3.30m x 2.69m)

Bespoke desk unit, shelving, book cases and storage, stairs to first floor, tiled flooring, UPVC double glazed door to rear aspect.

Cloakroom

Fitted in a two piece suite comprising low level WC with concealed cistern, wash hand basin, radiator, tiled flooring, recessed down lighters, double glazed window to side aspect.

First Floor Landing

Double glazed window to rear aspect, access to loft space with ladder, recessed down lighters.

Bedroom 1

14' 5" x 12' 2" (4.39m x 3.71m)

Double glazed window to front aspect, radiator with decorative cover, airing cupboard housing central heating boiler, water cylinder and shelving, two double built in wardrobes with hanging and shelving, access to loft space.

En Suite Shower Room

Double glazed window to rear aspect, re-fitted in a modern three piece suite comprising low level WC with concealed cistern, vanity wash hand basin with quartz counter tops and tiling, shower enclosure, radiator, recessed down lighters, complementing tiling.

Bedroom 2

13' 2" x 9' 10" (4.01m x 3.00m)

Double glazed window to rear aspect, radiator, door to

Minstrel Gallery

Seating area, double glazed windows to side and rear aspects.

Bedroom 3

14' 2" x 7' 3" (4.32m x 2.21m)

Double glazed window to front aspect, radiator, laminate flooring.

Bedroom 4

10' 6" x 8' 1" (3.20m x 2.46m)

Double glazed window to front aspect, radiator, laminate flooring, display shelving, built in wardrobes with hanging shelving.

Family Bathroom

Double glazed window to rear aspect, re-fitted in a modern three piece suite comprising low level WC with concealed cistern, vanity wash hand basin with quartz counter tops and shelving, panel bath with shower screen and shower unit over, complementing tiling, radiator, laundry cupboard, recessed down lighters.

Outside

To the front of the property the driveway provides off road parking provision for two vehicles with pathway to the entrance door with outside courtesy light. The front garden is laid to lawn with mature screening providing a high degree of privacy. Side gated access leads through to the mature rear garden with a raised decked seating area, outside tap and lighting, laid to lawn, two garden sheds, mature planting and shrubs and is enclosed by panel fencing.

Tenure

Freehold
Council Tax Band - B

