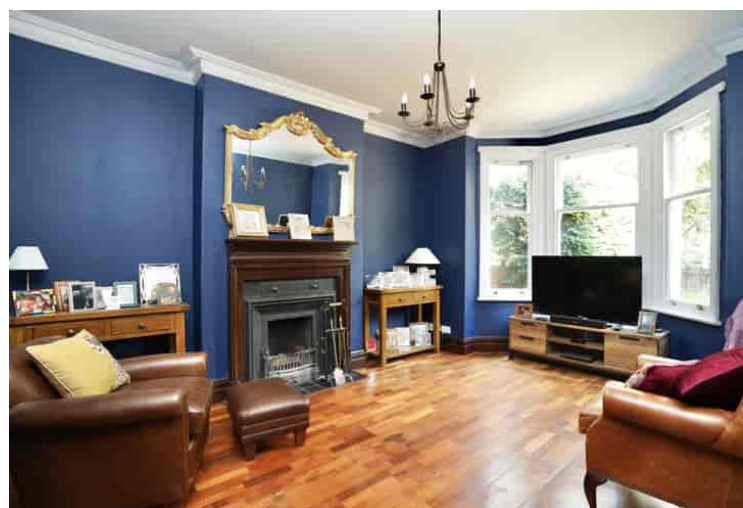




- Edwardian Semi Detached Residence
- Three/Four Reception Rooms
- Walking Distance To Town Centre
- No Forward Chain

- Four/Five Bedrooms
- Generous Rear Garden
- Off Road Parking Provision



**Storm Porch With Courtesy Light To**

Timber panel door with leaded light decorative glazed inserts to

**Reception Hall**

Cornicing to ceiling, radiator, tiled flooring, stairs to first floor.

**Cloakroom**

Double glazed window to side aspect, fitted in a two piece suite comprising low level WC, wash hand basin, complementing tiling, tiled flooring.

**Living Room**

16' 3" x 12' 6" (4.95m x 3.81m)

Walk in double glazed sash bay window to front aspect, cornicing to ceiling, radiator, central open fireplace with timber surround and tiled hearth, wood flooring.

**Sitting Room**

13' 5" x 11' 6" (4.09m x 3.51m)

French doors to **Conservatory**, cornicing to ceiling, radiator, central brick built fireplace with inset wood burner and tiled hearth, feature leaded light stained glass window.

**Kitchen**

Double glazed window to side aspect, fitted in a range of base, drawer and wall mounted units with complementing work surfaces and tiling, Butler style sink unit with mixer tap, integrated electric oven and gas hob with cooker hood over, space and plumbing for washing machine, Rayburn, tiled flooring.

**Family Room**

16' 5" x 11' 1" (5.00m x 3.38m)

Recessed down lighters, double glazed window and double glazed French doors to side aspect, central feature fireplace with timber surround and tiled hearth, laminate flooring, radiator, double doors through to **Conservatory**, access to

**Bedroom 5/Reception Room**

11' 1" x 9' 10" (3.38m x 3.00m)

Recessed down lighters, radiator, a triple aspect room with double glazed windows to both sides and double glazed French doors to rear, radiator, laminate flooring.

**Conservatory**

20' 8" x 11' 1" (6.30m x 3.38m)

Two double glazed windows to rear aspect, French doors to patio area, double glazed roofing, radiator, tiled flooring.

**First Floor Landing**

Access to loft space, leaded light stained glass window to side aspect.

**Bedroom 1**

13' 5" x 12' 6" (4.09m x 3.81m)

Two double glazed sliding sash windows to rear aspect, cornicing to ceiling, radiator, central feature cast iron fireplace with tiled hearth, exposed floor boards.

**Bedroom 2**

13' 9" x 12' 6" (4.19m x 3.81m)

Two double glazed sliding sash windows to front aspect, cornicing to ceiling, radiator, central decorative cast iron fireplace.

**Bedroom 3**

11' 6" x 7' 10" (3.51m x 2.39m)

Two double glazed sliding sash windows to front aspect, radiator.

**Bedroom 4**

10' 10" x 7' 7" (3.30m x 2.31m)

Double glazed window to side aspect, radiator.

**Family Bathroom**

Double glazed window to side aspect, re-fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with shower unit over and shower screen, full ceramic tiling, radiator, tiled flooring.

**Outside**

To the front of the property there is a decorative foot path to the entrance door. The gravel driveway provides off road parking for several vehicles with mature hedging and planting. Side gated access leads to the rear garden with an extensive paved patio seating area, outside tap and lighting, raised beds stocked with mature planting, laid to lawn, two garden sheds and fully enclosed.

**Tenure**

Freehold

Council Tax Band - E

