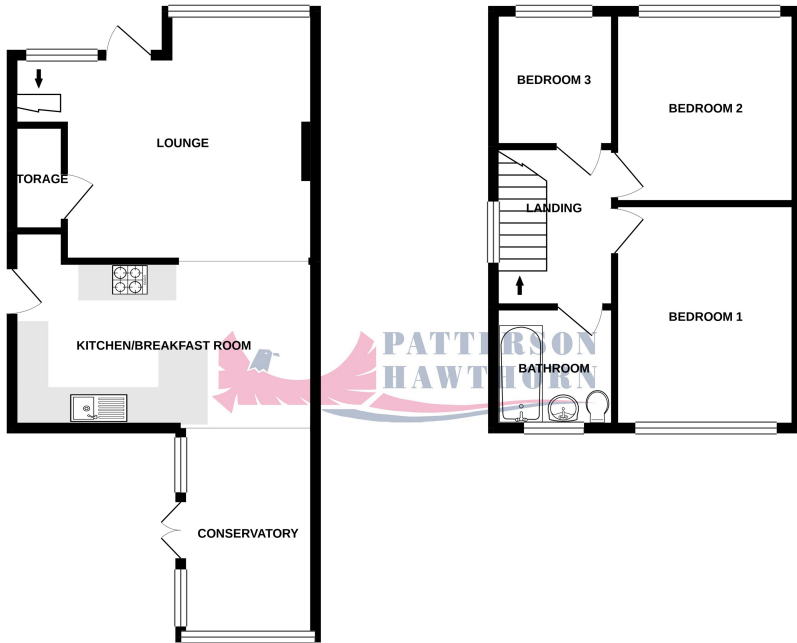


GROUND FLOOR
451 sq. ft. (41.9 sq. m.) approx.

1ST FLOOR
386 sq. ft. (35.9 sq. m.) approx.



TOTAL FLOOR AREA: 837 sq. ft. (77.8 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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GROUND FLOOR

Front Entrance

Via composite door into:

Lounge

5.1m x 4.21m (16' 9" x 13' 10") Covling to ceiling, double glazed windows to front, radiator to front, wood grain effect laminate flooring, under-stairs storage cupboard, stairs to first floor.

Kitchen (Open Plan)

5.08m x 2.73m (16' 8" x 8' 11") Inset spotlights to ceiling, covling to ceiling, double glazed windows to rear, range of matching wall and base units, laminate work surface, one and half bowl inset sink and drainer with chrome mixer tap, integrated oven, four ringed electric hob, extractor hood, space and plumbing for washing machine, breakfast bar area, space for free standing fridge freezer, radiator to side, tiled splash backs, wood grain effect laminate flooring, side door leading to rear garden.

Conservatory (Open Plan)

3.65m x 2.37m (12' 0" x 7' 9") All double glazed windows throughout, radiator, wood grain effect laminate flooring, French doors opening to rear garden

FIRST FLOOR

Landing

Loft hatch to ceiling, covling to ceiling, opaque double glazed window to side, fitted carpet.

Bedroom One

3.18m x 3.01m (10' 5" x 9' 11") Covling to ceiling, double glazed windows to front, radiator, fitted carpet.



Bedroom Two

3.81m x 3.0m (12' 6" x 9' 10") into fitted wardrobe, covling to ceiling, double glazed windows to rear, radiator, fitted wardrobes, fitted carpet.

Bedroom Three

2.24m x 2.0m (7' 4" x 6' 7") Covling to ceiling, double glazed windows to front, radiator, fitted carpet.

Bathroom

1.91m x 1.67m (6' 3" x 5' 6") Opaque double glazed windows to rear, P-shaped panelled bath, shower, low level flush WC, hand wash basin inset within base units with laminate surface, chrome hand towel radiator to side, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 44ft x 13ft - Immediate raised patio area, small hard standing area to rear, remainder laid to lawn, garage to side.

Garage

Up and over door to front, access via shared drive.

Front Exterior

Hard standing giving off street parking.

