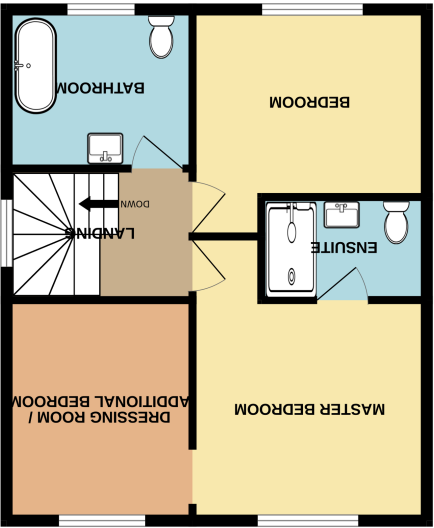
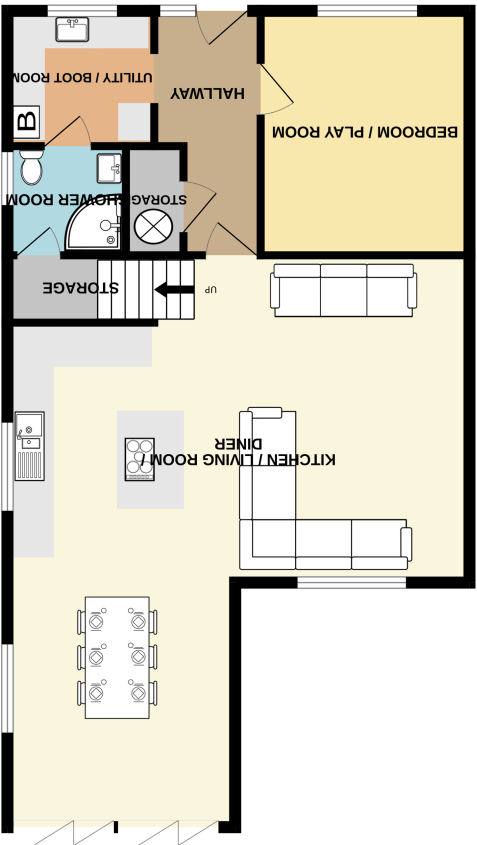


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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.

TOTAL FLOOR AREA: 1286 sq. ft. (119.5 sq.m.) approx.
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1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



GROUND FLOOR
769 sq.ft. (71.5 sq.m.) approx.





ENTRANCE HALL

Via composite UPVC double glazed entrance door. Wood effect flooring throughout, Oak internal doors. Wall mounted contemporary vertical radiator. Large storage cupboard housing modern unvented pressurised hot water cylinder.

GROUND FLOOR PLAY ROOM / BEDROOM

UPVC double glazed window to front. Wall mounted panelled radiator. Feature wall panelling to one wall. Carpet laid throughout.

BOOT ROOM / UTILITY ROOM

Via opening from hallway. UPVC double glazed window to front aspect. Bespoke crafted fitted storage cabinets with shoe shelving and under sink storage. Concealed wall mounted system boiler. Wash basin with mixer tap inset to Quartz work top. Door through to ground floor shower room.

GROUND FLOOR SHOWER ROOM

Obscure UPVC double glazed window to side. Access to under-stairs storage cupboard. Suite comprises; Corner shower cubicle with thermostatic wall mixer controls, close coupled WC and wash basin with mixer tap and vanity storage beneath. Feature Victorian style radiator / towel warmer.

KITCHEN / FAMILY ROOM / DINER

LOUNGE AREA: Commences from hallway via a doorway with smooth plastered corniced ceiling with centred ceiling light and additional inset spotlighting. UPVC double glazed window to the lounge area, with feature bespoke crafted unit with shelving surround and inset LED spotlighting. Wall mounted panelled radiator and wood effect flooring laid throughout opening through to the extending kitchen dining area. KITCHEN AREA: Continuation of cornicing to the ceiling with inset spotlights and feature centred downlights over central island. UPVC double glazed window to side aspect. Kitchen comprises of wall mounted and base level kitchen cabinet and drawer units with quartz worktops and ceramic one and a half bowl sink unit with mixer taps and drainer. Integral appliances include a fridge freezer, double oven and grill combination. Integral dishwasher. To the central island/breakfast bar is a five ring gas hob, with additional under unit cabinets and drawer storage. The kitchen area opens to the extension for the dining area. DINING AREA: Feature vaulted smooth plastered ceiling, with a central ceiling light point. Additional UPVC double glazed window to side aspect and bifold patio doors opening to garden. Wall mounted panelled radiator and continuation of wood effect flooring from the kitchen area..

FIRST FLOOR LANDING

Via a return staircase with UPVC double glazed window to side aspect and smooth plastered corniced ceiling with ceiling light point. Carpeted landing area with doors to all rooms.

BEDROOM ONE

UPVC double glazed window to rear aspect. Smooth plastered corniced ceiling with ceiling light point and wall mounted panelled radiator. Feature wall panelling to one wall. Carpet laid throughout. Door through to ensuite shower room

ENSUITE SHOWER ROOM

Smooth plastered corniced ceiling with ceiling light point. Walk in double shower cubicle with thermostatic wall mixer controls with rainfall shower head over and additional hand held hose. Wash basin with mixer tap inset to vanity unit. Close coupled dual flush WC. Wood effect tiled flooring throughout.

DRESSING ROOM

Opening from main bedroom area, could be used as an additional bedroom, with provisions for doorway from the landing. UPVC double glazed window to rear aspect. Smooth plastered ceiling. Bespoke fitted wardrobes and shelving. Wall mounted panelled radiator. Carpet laid throughout.

BEDROOM TWO

UPVC double glazed window to front aspect. Smooth plastered corniced ceiling with ceiling light point. Feature wall panelling to one wall. Wall mounted panelled radiator. Carpet laid throughout.

FIRST FLOOR BATHROOM

UPVC double glazed window to front aspect. Smooth plastered ceiling with ceiling light point. Wall mounted light point. Feature free standing roll top bath with antique style mixer tap and shower attachment. Victorian style wall mounted panelled radiator. Close coupled WC. Wash basin with mixer tap inset to vanity storage unit. Ceramic tiled walls to one wall at half height with contrasted ceramic floor tiles.

REAR GARDEN

Commences with steps down from kitchen/family room/diner, finished in porcelain tiling. Porcelain tiled patio extending down the side of the property to a garden gate with further gates opening to front driveway. Wall mounted external water tap/hose point. External socket. Electric vehicle charger. Feature timber built pergola with corresponding raised timber planters. Railway sleeper edged borders to the edge with an array of hedges and bushes. Timber fenced boundaries. Remainder of the garden is mainly lawned. Access to external outbuilding/original garage. UPVC double glazed patio doors, power & lighting connected. Additional side door.

