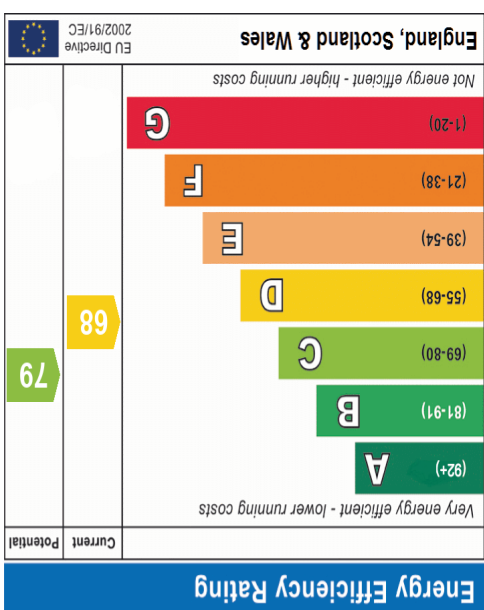


TOTAL FLOOR AREA: 1196 sq.ft. (111.2 sq.m.) approx.  
 Made with Metropix ©2025





**ENTRANCE HALLWAY**

9' 3" narrows to 5' 9" x 8' 6" (2.82m x 2.59m) Timber-Effect Flooring Throughout. Doors to Living, Bedroom, Shower Room.

**LIVING ROOM**

13' 10" x 12' 1" (4.22m x 3.68m) Spacious living area flowing effortlessly to the dining and kitchen areas. Timber-Effect Flooring Throughout; Storage Cupboard; Radiator; Ceiling Light Fittings.

**CONSERVATORY/DINING AREA**

10' 5" x 8' 6" (3.17m x 2.59m) Formal Dining with Stunning Rear Garden Views! Double-Glazed French Doors; Wall Light Fittings; Vertical Blinds; Timber-Effect Flooring.

**KITCHEN**

18' 5" x 7' 0" (5.61m x 2.13m) Modern Fitted Kitchen with: Ample Wall and Base Units; Plenty of Work Surfaces; Freestanding Electric Oven and Hob; Under-Counter Freezer; Space for Washing Machine, Dishwasher, and Fridge Freezer. Mixer Tap to Composite Sink and Drainer; Tiled Splash-backs; Ceiling Spot Lights; Double-Glazed Windows to Side and Double-Glazed Door to Rear Garden.

**GROUND FLOOR BEDROOM**

13' 0" x 10' 3" (3.96m x 3.12m) Light, Bright, Spacious and Newly Decorated (2025) Double Bedroom with; Horizontal Blinds to Double-Glazed Window to Front Aspect; Built-in Storage Cupboard/Robe; Timber-Effect Flooring.

**DOWNSTAIRS SHOWER ROOM**

7' 9" x 5' 6" (2.36m x 1.68m) Installed in August 2025, a Modern Shower Suite Comprising of: Large Shower Cubicle with Glass Panel and Sliding Door; Wall-Mounted Waterfall Shower and Mixer Taps; Close-Coupled WC; Mixer Tap to Wall-Hung Glass Basin; Chrome Tower Radiator; Ceiling Spot Lights.

**LANDING**

12' 0" x 5' 10" (3.66m x 1.78m) Carpeted Stairs and Landing; Radiator; Ceiling Light Fittings; Loft Hatch; Doors to Bedrooms and Bathroom.

**UPSTAIRS REAR BEDROOM**

12' 9" into robes x 8' 10" (3.89m x 2.69m) Newly Laid Carpet; Double-Glazed Window to Rear with Beautiful Garden Views; Panelled Feature Wall; Large Built-in Sliding Door Robes; Column Radiator; Wall and Ceiling Light Fittings.

**UPSTAIRS FRONT BEDROOM**

14' 0" x 10' 4" (4.27m x 3.15m) Spacious Double Bedroom boasting: Walk-in-Robe measuring 7' 11 x 3' 4". Double-Glazed Window to Front Aspect; Modern Column Radiator; Carpeted Flooring; Storage Cupboard; Ceiling Light Fittings.

**BATHROOM**

14' 1" x 6' 4" (4.29m x 1.93m) Stylish and Luxurious Bathroom! Three-Piece Suite Comprising of: Corner Shower Cubicle with Glass Panel and Door; Wall-Mounted Shower Head; Close-Coupled WC; Mixer Tap to Wall-Mounted Semi-Pedestal Basin; Panelled Bath with Waterfall Mixer Taps and Hand-Held Shower Attachment; Chrome Towel Radiator; Tiled Splash-backs; Built-in Shelving Unit; Extractor Fan; Ceiling Spot Lights; 2 x Double-Glazed Windows.

**EXTERNAL**

REAR GARDEN: A meticulously maintained 130 rear garden offering a tranquil retreat. A truly beautiful garden with plenty of space for the whole family to enjoy. Dine Al-Fresco, host BBQs, entertain, or simply relax and unwind in your very own private oasis.

FRONT OF PROPERTY: Parking will never be an issue! Newly laid paved multi-vehicle driveway.

**ADDITIONAL INFORMATION**

- New Windows Throughout
- Shower Room Installed 2025
- Bath Suite Installed 2019
- Glow-worm Boiler Installed 2019
- Loft - Partly Boarded and Insulated
- Summer-House - Independent Consumer Unit
- Soffits, Fascia & Guttering Replaced 2020

