



New Bridge House, Bridgehill Road, Newborough PE6 7SA

£850,000



ENTRANCE

Door to front, radiator and stairs to first floor.

KITCHEN / BREAKFAST

17' 5" x 15' 2" (5.31m x 4.62m) (approx) Fitted with a range of base and eye level units with work surfaces over, integrated double oven, integrated microwave, space for freestanding fridge / freezer, breakfast bar with marble counter top, integrated marble sink with mixer tap, integrated wine cooler and radiator. Sliding door to rear and two windows to side.

INNER HALL

Radiator.

UTILITY

8' 6" x 7' 8" (2.59m x 2.34m) (approx) Fitted with base units with work surfaces over, sink with mixer tap and space for washing machine. Door to rear and window to side.

W/C

3' 6" x 5' 0" (1.07m x 1.52m) (approx) Fitted with a two piece suite comprising low level W/C and wash hand basin. Radiator.

OFFICE

18' 0" x 19' 2" (5.49m x 5.84m) (approx) Two windows to front, window to side and radiator.

LIVING ROOM

17' 5" x 15' 1" (5.31m x 4.60m) (approx) Sliding door to rear. Open into:

DINING AREA

11' 7" x 8' 5" (3.53m x 2.57m) (approx)

FIRST FLOOR

Two windows to front and radiator.

BEDROOM ONE

9' 1" (min) (2.77m) 11' 3" (max) x 17' 5" (3.43m x 5.31m) (approx) Window to rear, sliding door to balcony and radiator.

EN-SUITE

8' 5" x 5' 9" (2.57m x 1.75m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower. Window to front and heated towel rail.

BEDROOM TWO

15' 1" x 8' 6" (4.60m x 2.59m) (approx) Window to rear.

BEDROOM THREE

11' 9" x 8' 7" (3.58m x 2.62m) (approx) Two windows to front.

BEDROOM FOUR

11' 8" x 8' 5" (3.56m x 2.57m) (approx) Window to side and radiator.

BATHROOM

8' 5" x 5' 6" (2.57m x 1.68m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Window to rear and heated towel rail.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

